

4 Bed Cottage In Wesley Hill Kingswood, BRISTOL, BS15 1TT

£485,000





## **SHORT DESCRIPTION**

Property Ref: 16575 A beautifully presented, spacious four-bedroom cottage in Kingswood, conveniently located between Bristol and Bath. Offering wide flexibility, this home features a detached garage, enclosed south west facing garden, large open plan living room and a commercial style kitchen. The kitchen comes with a range cooker, large sink and stainless steel units. Additionally, a pantry cafe corner makes for a fun, sociable culinary space. The large open plan living room features a fireplace, solid oak flooring and french-doors that lead to the garden. Four generously sized bedrooms provide space for friends and family or flexible spaces for hobbies and work. The loft bedroom has views towards Siston and has access cupboards to the remaining loft space storage. The smallest bedroom has a floor to ceiling open wardrobe and functions as a dressing room. A large detached garage with an impressive vertical space provides excellent storage and a heavy duty climbing wall (500 holds) to enjoy traversing the space. The cottage has good sized enclosed south west facing garden, perfect for growing vegetables, entertaining or just enjoying the sun. Modern newly refurbished bathroom and downstairs WC, both with Mexican tile. Other recent renovations include: front-door, window and radiator replacements. old stone boundary wall has also been repointed and new fencing erected. House is detached at the front and 1st floor and shares a wall with the neighbour at the ground-rear (kitchen wall). Property Type: Cottage Full selling price: £485000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: D EPC rating: D Measurement: 1119.45 sq.ft. Outside Space: Enclosed Garden, Patio Parking: Garage, Driveway, Off street Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied

4

**Bed Room(s)**

2

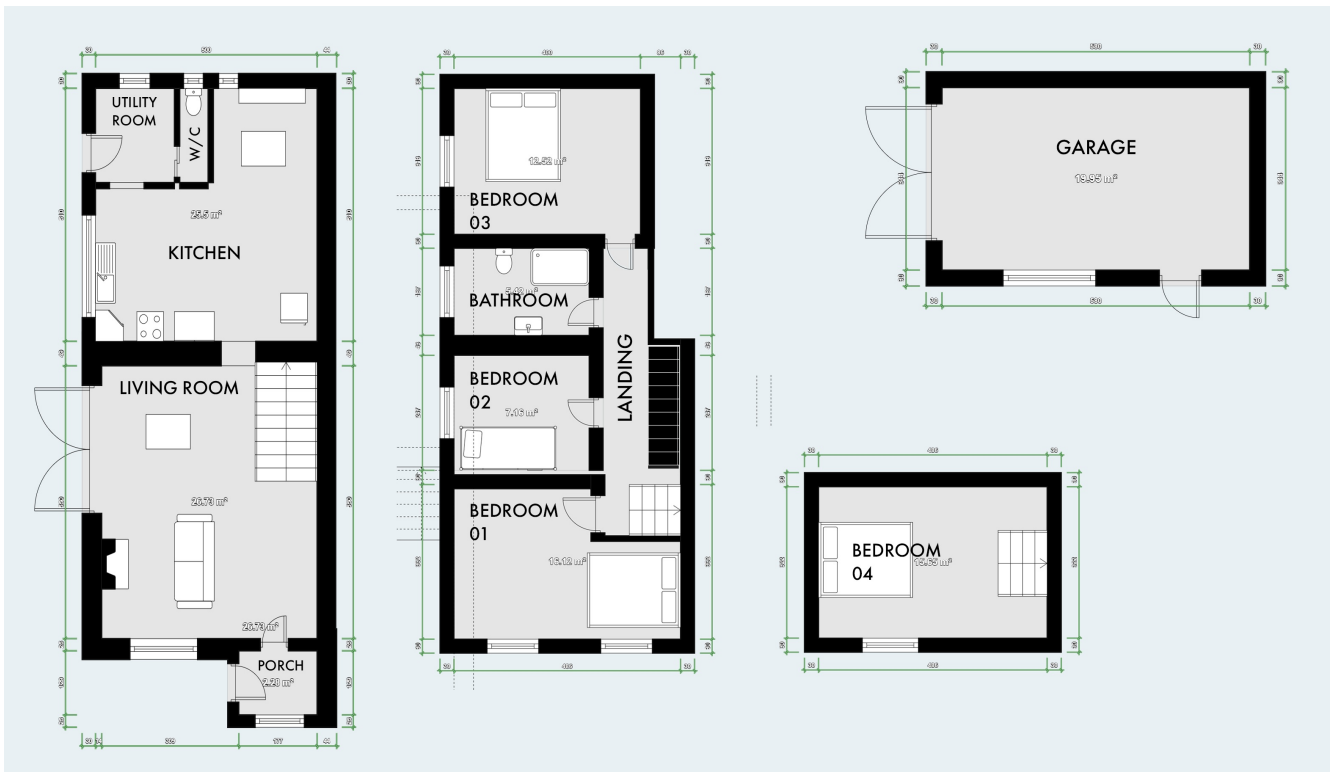
**Bath Room(s)**

1

**Living Room(s)**

## **FLOOR PLAN**

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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