



65a Hillcrest, Bristol, BS39 4AX

£350,000

For sale: a new-build two-bedroom semi-detached chalet bungalow in Pensford, Bristol, offering well-planned accommodation over two floors.

The ground floor is designed with level access and wide doorways, providing suitability for wheelchair users. A hallway leads to an open-plan living area with bi-fold doors opening onto the rear garden, creating a natural connection between indoor and outdoor space. The kitchen area includes a breakfast bar, and there is a useful utility cupboard with space for a washing machine. A versatile ground floor bedroom can also function as a study, served by a contemporary wet room.

On the first floor, the master bedroom features built-in wardrobes, additional storage, and access to the eaves. The luxurious bathroom offers a free-standing bath and a walk-in rain shower. Underfloor heating is installed to the ground floor.

Entrance Hall



Shower Room



Open Plan Living

21'0" x 11'3" (6.41 x 3.45)



Bedroom / Study

11'0" x 7'0" (3.37 x 2.15)



First Floor Landing

Bedroom

15'1" x 10'5" (4.60 x 3.19)



Bathroom

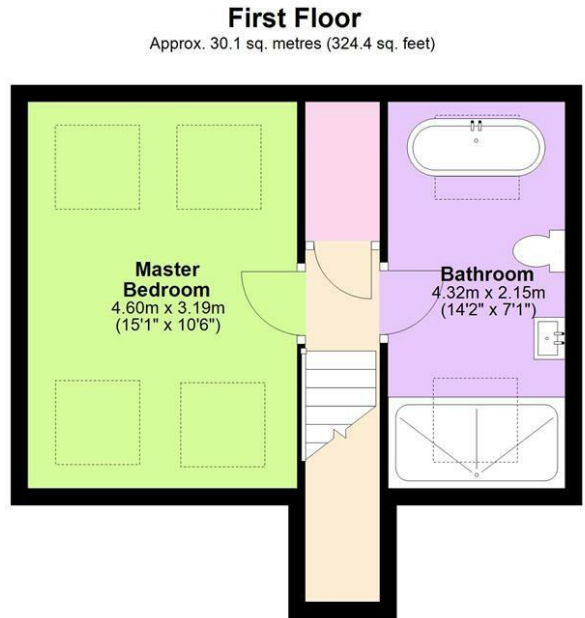
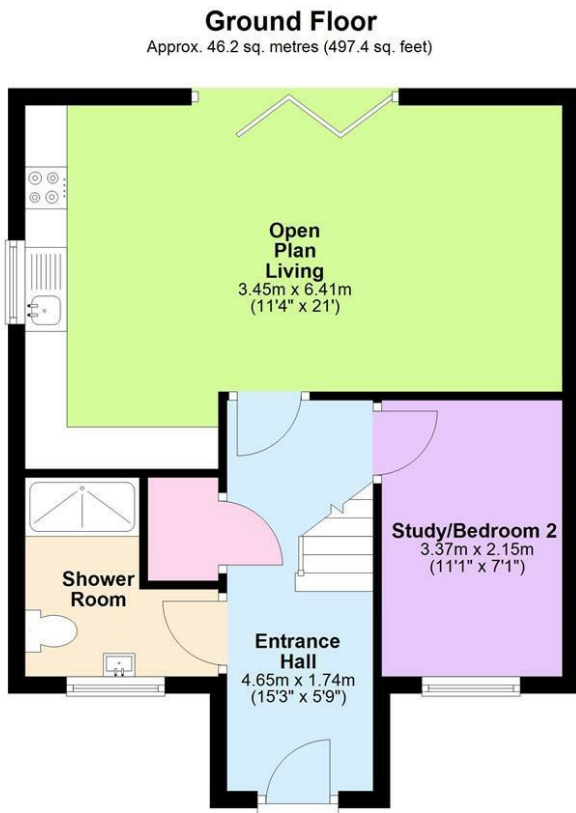
14'2" x 7'0" (4.32 x 2.15)



Outside

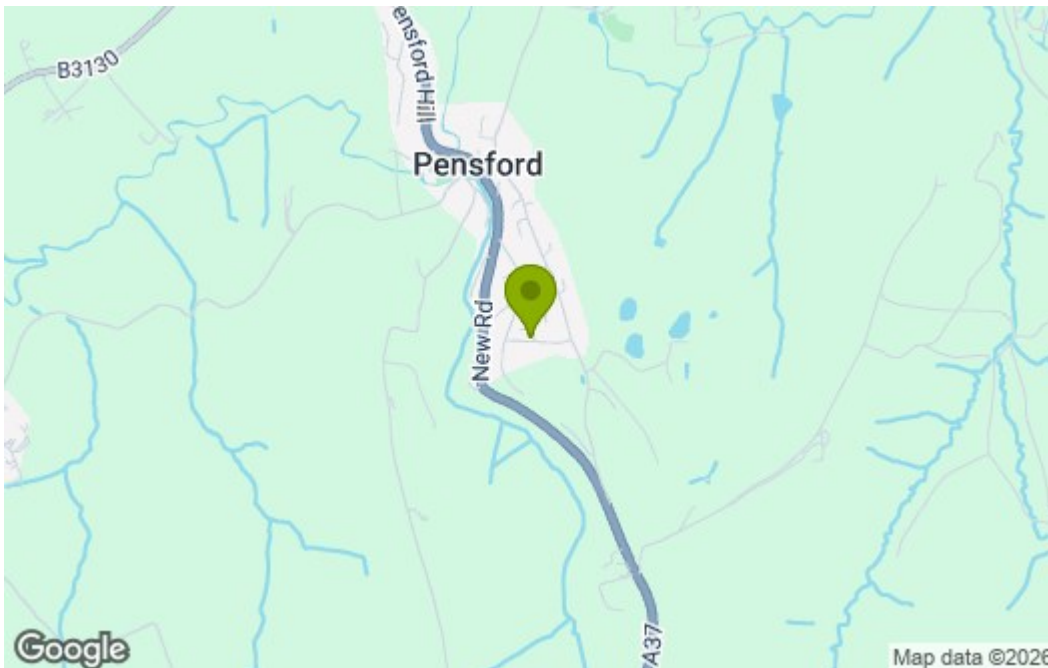


Floor Plan



Total area: approx. 76.4 sq. metres (821.9 sq. feet)
65 A Hillcrest, Pensford

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.