



## 6a Cornish Walk, Bristol, BS14 8LP

**£340,000**

For sale: a three-bedroom terraced house in Bristol, situated in a cul-de-sac location within a sought-after residential area. This stunning new build offers an immaculate internal finish and energy-efficient features, including an air source heat pump, solar panels, underfloor heating to the ground floor and EV charging, providing modern, low-maintenance living.

The ground floor is arranged around an open-plan layout, combining a reception area with large windows, a modern kitchen and dining space, with direct access to the garden. The kitchen includes a built-in oven, hob, fridge and freezer, as well as a useful breakfast area. A handy utility space and ground floor WC add further practicality.

Upstairs, there are two double bedrooms and a third bedroom suitable as a single room or office space. The property is light and airy throughout. Externally, there is a good-size double driveway to the front, and to the rear a level lawn and patio with a rear pedestrian access gate.

### Sitting Area

18'4" x 14'0" max (5.59 x 4.29 max)



### Ground Floor WC

6'10" x 6'2" (2.10 x 1.89)



### Kitchen / Diner

13'10" x 11'9" (4.24 x 3.60)



### Utility

6'8" x 6'2" (2.04 x 1.89)



### First Floor Landing



### Bedroom One

10'2" x 9'9" (3.11 x 2.99)



### Bedroom Two

10'0" x 8'3" (3.07 x 2.52)



### Outside



### Agent Note

It is noted that the land to the left hand side of the property has current planning permission for a new dwelling.

### Bedroom Three / Office

9'8" x 5'8" (2.95 x 1.75)

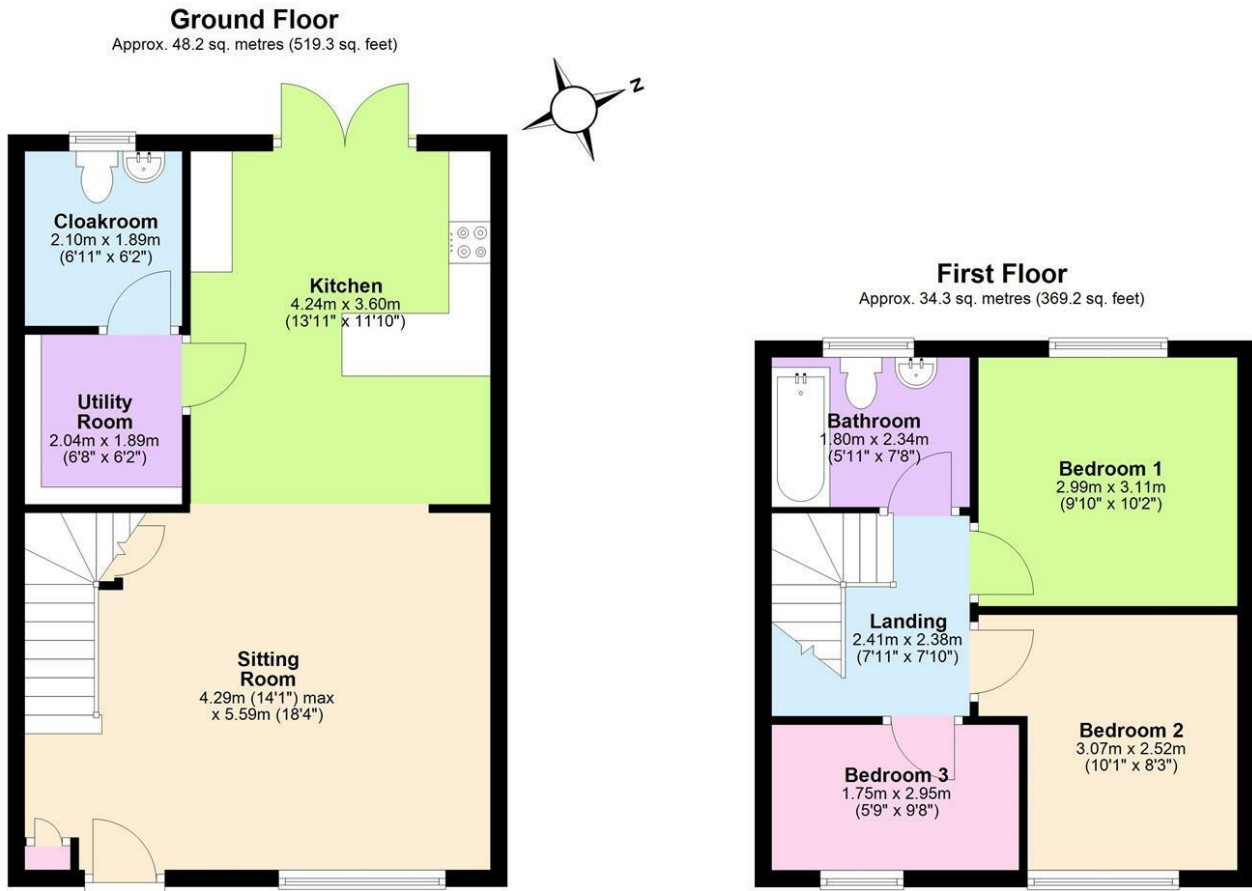


### Bathroom

7'8" x 5'10" (2.34 x 1.80)

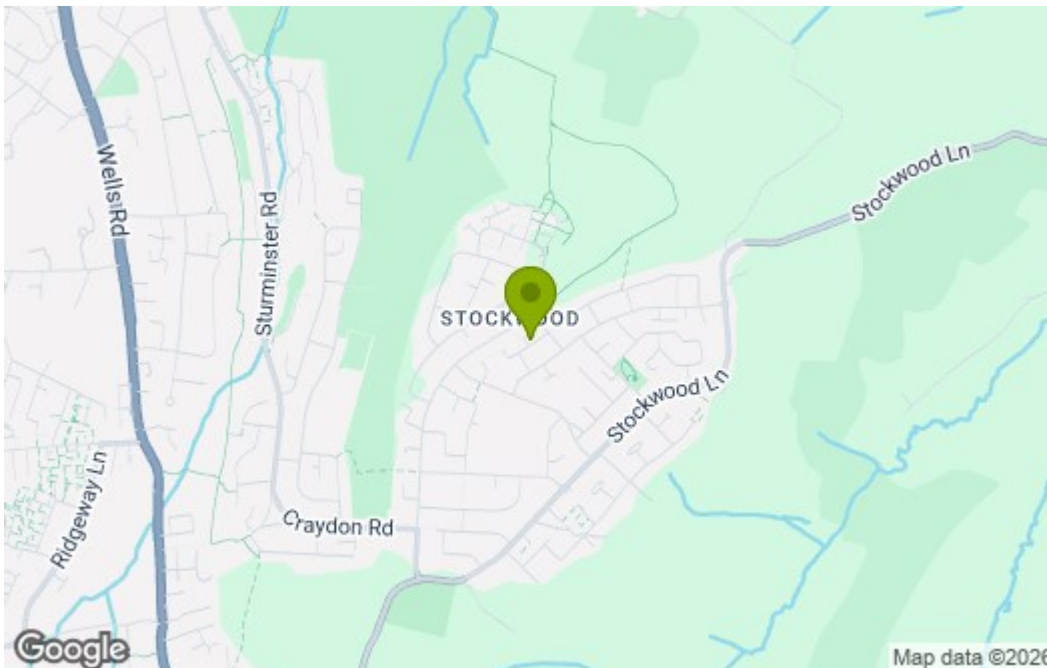


## Floor Plan



Total area: approx. 82.5 sq. metres (888.5 sq. feet)  
**6a Cornish Walk, Bristol**

## Area Map



## Energy Efficiency Graph

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

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