GOODMAN & LILLEY

6 TUFFLEY ROAD

BRISTOL BS10 5EG

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- 1940s Solid-Built Home
- Off-Street Parking via front driveway for 2 cars
- Two Reception Rooms
- Two generous double bedrooms & a versatile single
- Substantial Rear Detached Garage
- Sought-After Location close to Baddock's Wood, Henleaze Lake, Southmead Hospital, and excellent local schools

ACCOMMODATION

Please see floor plan for details

GROUND FLOOR

A welcoming entrance vestibule opens into a central hallway with stairs rising to the first floor and access to the principal ground floor rooms:

* Living Room: Positioned at the front of the property, this spacious, naturally bright, bay-fronted lounge provides a comfortable and inviting space to relax.

* Dining Room: A separate, formal dining area to the rear offering excellent space for family meals and entertaining.

* Kitchen: Upgraded and refurbished only a few years ago, the kitchen sits beyond the dining room, offering clean modern lines, great storage, and direct access out onto the rear garden.

* Downstairs Cloakroom: A very useful downstairs WC conveniently adjoins the kitchen area.

FIRST FLOOR

Upstairs, the bright landing leads to three bedrooms and the family bathroom:

* Bedrooms: Two well-proportioned, generous double bedrooms alongside a comfortable third bedroom (ideal as a nursery, home office, or fitting a single / 3/4 size bed).

* Bathroom: The main family bathroom is fitted with a clean, contemporary suite including a shower over the bath.
Externally

EXTERNALLY

* Front: A driveway providing valuable off-street parking for 2 vehicles on a quiet residential road.

* Rear Garden: A private rear garden perfect for outdoor seating and relaxing.

* Garage / Workshop: A stand-out feature of the property is the very large, detached rear garage accessed via a quiet cul-de-sac lane. Big enough to park two cars, it comes

AT A GLANCE

1323.10 SQ FT
COUNCIL TAX BAND: C
RECEPTION ROOMS: 2
BEDROOMS: 3
BATHROOMS: 1
FREEHOLD

DESCRIPTION CONTINUED

equipped with mains electricity, water, and drainage, offering incredible potential for storage, a workshop, or alternative uses (subject to necessary consents).

Location & Community
Situated in a peaceful neighbourhood known for its welcoming community and friendly neighbours, the home is exceptionally well-located:

* Nature & Leisure: Just moments from the scenic walking trails of Baddock's Wood and the iconic Henleaze Lake.
* Convenience: Walking distance to local shops, independent cafes, bakeries, and direct bus links.

* Schools & Healthcare: Excellent proximity to highly-regarded local schools and Southmead Hospital.

AGENTS NOTES

6 TUFFLEY ROAD

BRISTOL
BS10 5EG

FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
1323.10 SQ_FT

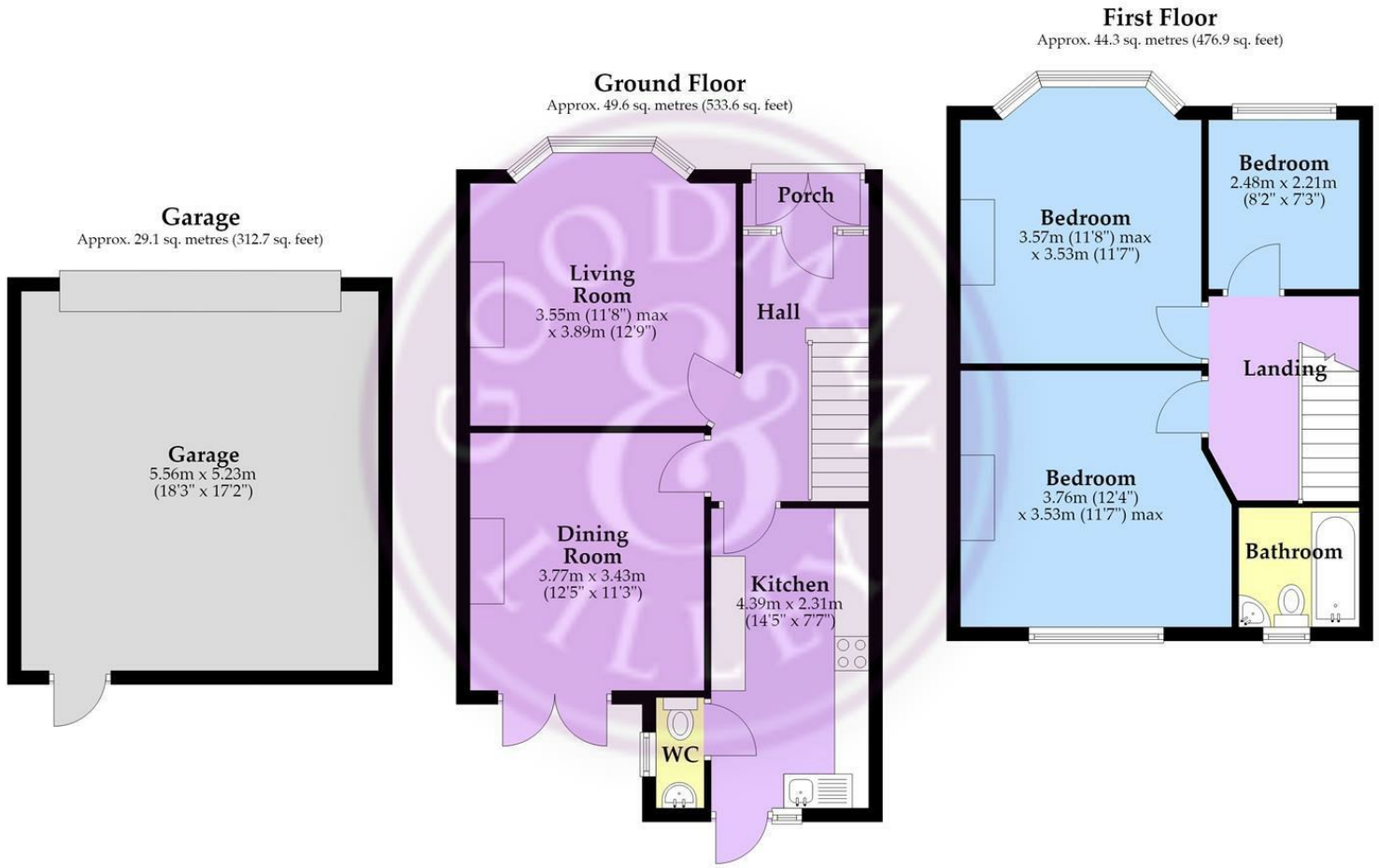
COUNCIL TAX BAND : C

RECEPTION ROOMS : 2

BEDROOMS : 3

BATHROOMS : 1

FREEHOLD



Total area: approx. 122.9 sq. metres (1323.1 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

Goodman & Lilley

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