

estate agents **auctioneers**



1A Coombe Lane, Stoke Bishop, Bristol, BS9 2AB

£635,000

We are delighted to present this stunning three-bedroom semi - detached family home in the popular locality of Stoke Bishop within the Elmlea School catchment area. The property which has been refurbished to a very high standard and offers plenty of space.

- Family Home
- Stunning Specification
- South West facing Garden
- Elmlea School Catchment Area
- Circa 1,400 sq ft
- Off Street Parking with Electric Charging Point

### The Property

We are delighted to present this stunning three-bedroom semi - detached family home in the popular locality of Stoke Bishop within the Elmlea School catchment area. The property which has been refurbished to a very high standard offers plenty of space.

The welcoming entrance hall leads straight to the bright open plan living/kitchen space which overlooks the immaculately presented lawned South-Westerly facing garden accessible via double glazed bi-fold doors. The shaker style kitchen is fully equipped with Samsung fridge, Bosch cooker & oven, Quooker hot tap, Insinkerator waste disposal and AEG dishwasher. The ground floor also has a convenient downstairs w/c situated under the stairs with additional storage space available.

On the first floor, Bedrooms two & three are light and spacious, with Bedroom two benefiting from a pleasant view over the garden. To the side abuts a large modern family bathroom and a convenient cupboard offers plenty of storage directly in front of the bathroom. On the top floor the Master Bedroom offers a generous space with built in wardrobe and incorporates a beautifully appointed shower room with WC and wash basin.

Externally, the property benefits from a South Westerly facing lawned garden complete with decking and storage shed which has the option of installing power. Additionally, there is private off-street parking on the driveway with electric car charging power point installed.

### Location - Stoke Bishop

Stoke Bishop is amongst the most sought after and coveted locations in the city. Offering a mix of suburban convenience with open green spaces including Durdham Downs and Canford Park, excellent amenities in Westbury Village, Stoke Lane, Whiteladies Road and Henleaze providing a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Elmlea Primary Schools, Stoke Bishop C of E primary, Badminton, Redmaids, St Ursula's Academy and excellent access to the City, Sea Mills Train Stations and the regions motorway network.

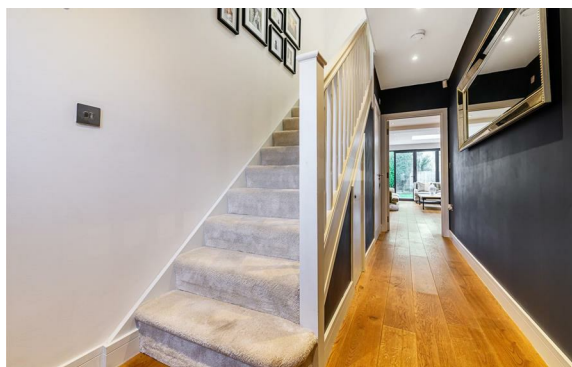
### Other Information

Tenure: Freehold

Council Tax Band: E

### Please Note

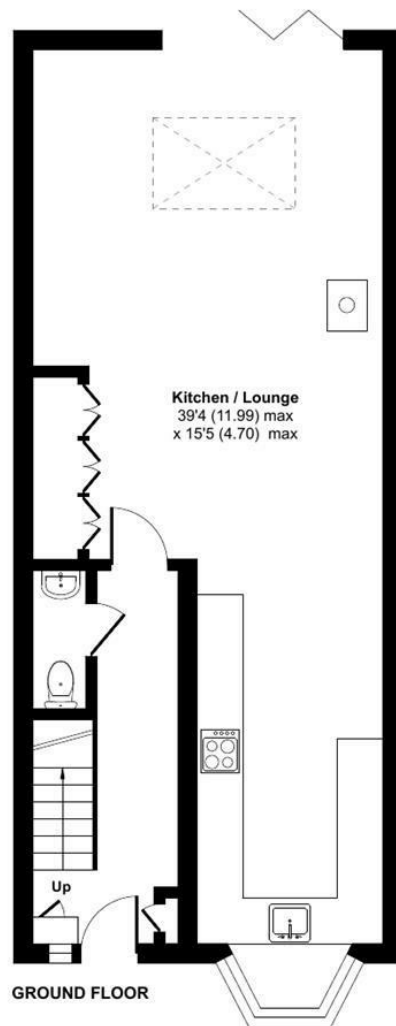
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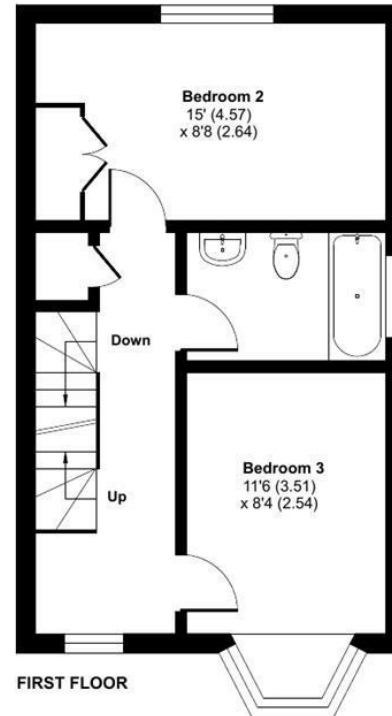
# Coombe Lane, Stoke Bishop, Bristol, BS9

Approximate Area = 1373 sq ft / 128 sq m

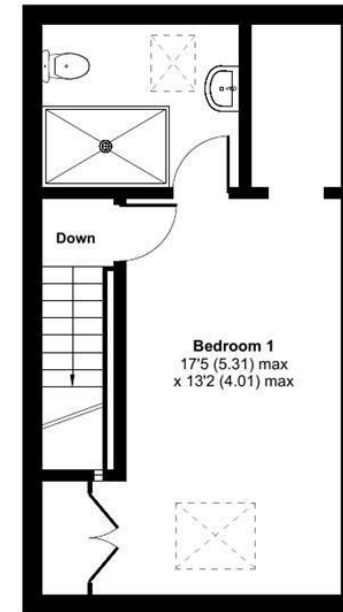
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2022. Produced for Hollis Morgan. REF: 799438



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered no 7275716  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	92		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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