estate agents auctioneers
hollis morgan
12 Picture House Court, Bedminster, Bristol, BS3 1BE
£475,000

A spacious and highly energy efficient modern townhouse with two parking spaces and multiple courtyards,

- Townhouse
- Modern Development
- Yards from North Street
- Solar Panels
- High Quality Finishes Throughout
- Moments from North Street
- Still Under Warranty
- Front & Rear Courtyards
- Large Storage Cupboard
- Two Secure Parking Spaces

Nestled slightly back from the highstreet, accessed via a secure gateway, are a selection of eco efficient homes that are proudly unique for the area.

As you enter the property you are welcomed by a bright hallway, which leads to a spacious living room that benefits from french doors opening out the rear garden, whilst enjoying the evening sun with a western orientation.
On this floor there is also the second bedroom that comfortably accommodates a double bed and space for a large wardrobe, with a WC next door.

Downstairs is where the kitchen / dining room is located, it has been fashionably designed with contemporary colour themes and engineered wooden flooring. There is an array of ‘zanussi’ integrated appliances such as a fridge/freezer, dishwasher, washing machine, oven and induction hob. Furthermore, there are french patio doors that access a front courtyard that receives the morning sunlight.

On the top floor there is accommodation for two additional bedrooms.
The generous master room feels light & airy with large Velux windows and ample storage space. Located on the opposite side of the floor is the third bedroom that can equally fit a single bed or perform as great office space.
Centered between these rooms, is a well presented three-piece family bathroom equipped with ‘Villeroy & Boch’ sanitaryware.

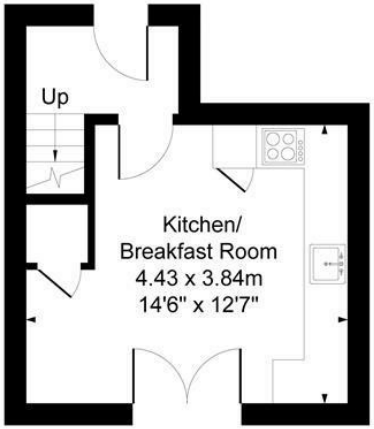
This forward thinking property is a fine example of sustainability. It features an air source heat pump, solar panels and electric car charging point which dramatically reduce energy bill outgoings.

Location
Located in one of Bristol’s most sought after locations just yards from the iconic North Street yet tucked back from the action that is quite literally on your doorstep, There is a vast array of open green spaces nearby including Gores Marsh Park, Ashton Court Estate and Greville Smyth Park. This development has easy access to Bristol City Centre, Bristol International Airport and the Bristol Link Road. These are excellent transportation links making this one of the most convenient and valued locations in Bristol. This Southville location offers the flourishing independent shops, bars, cafes and restaurants of North Street including the popular Tobacco Factory.

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

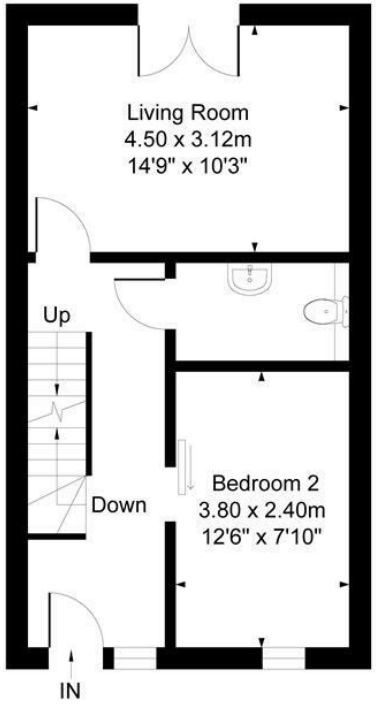
APPROX. GROSS INTERNAL FLOOR AREA 982 SQ FT 91.15 SQ METRES

TOTAL APPROX. 214 SQ FT 19.86 SQ METRES



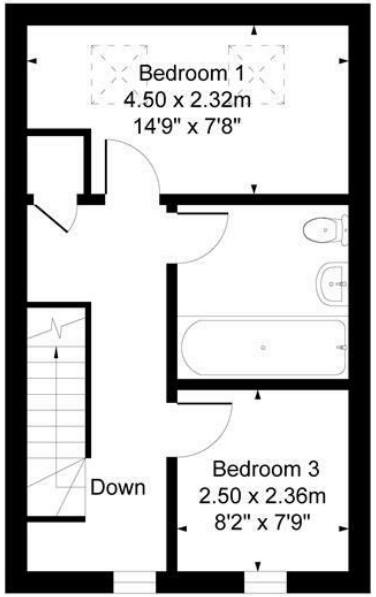
LOWER GROUND FLOOR

TOTAL APPROX. 409 SQ FT 37.96 SQ METRES



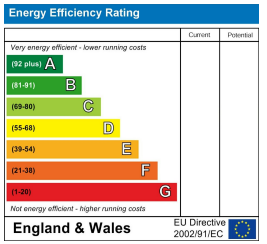
GROUND FLOOR

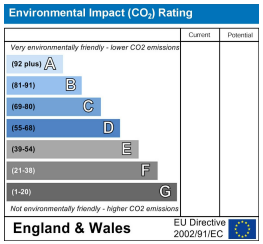
TOTAL APPROX. 359 SQ FT 33.33 SQ METRES



FIRST FLOOR

Illustrated for identification purposes only, measurements are approximate, not to scale.





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