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The Coach House, 27 Tyndalls Park Road, Clifton, Bristol, BS8 1PQ

£375,000

A charming and immaculately presented home set over two floors with front courtyard and parking space.

- Detached
- Allocated Parking
- Courtyard Space
- Chain Free
- Clifton Location
- Modern Finish

The Property
Set back from Tyndalls Park Road is this charming Coach House situated in the heart of Clifton with easy access to to multiple amenities comfortably within walking distance.

The property is elegantly arranged over two floors with the ground floor welcoming you in via an entrance hall you have access to the master bedroom which is complete with built in wardrobe and en suite. Bedroom two is a single but would double up nicely as an office space or guest stay. The upper level of the property contains a spacious open plan living space for dining and socialising. The shaker style kitchen is complimented with integrated appliances such as electric hob, oven, fridge/freezer and dishwasher. The main bathroom is also situated upstairs with large bath tub complete with an in built TV into the wall.

Externally the property benefits from one allocated parking bay directly outside the front door as well as private courtyard space.

Location - Clifton
Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. The Downs offers four hundred acres of green public space whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

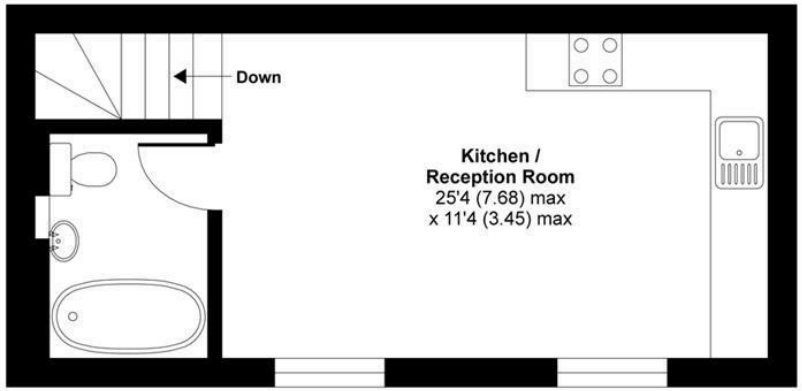
Other Information
Leasehold: 978 years remaining
Management Fee: £516.00 per annum
Management Company: Hamiltons Management
Council Tax Band: D
Parking: One allocated off street parking space

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.

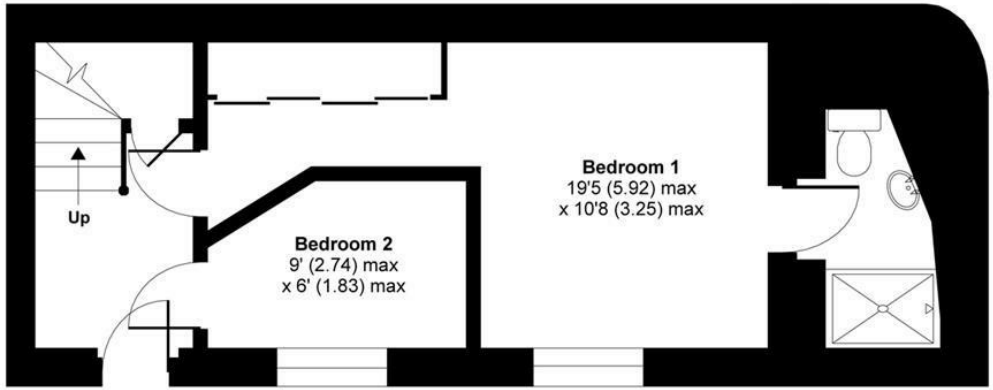
Tyndalls Park Road, Bristol, BS8

Approximate Area = 606 sq ft / 56.3 sq m

For identification only - Not to scale



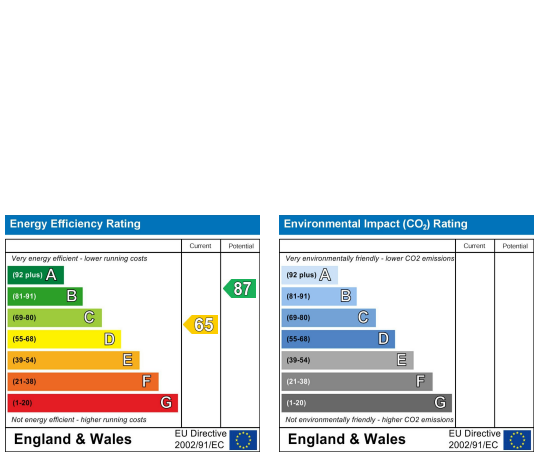
FIRST FLOOR



GROUND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 791346



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