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19 Oakwood Gardens

Coalpit Heath

£525,000









19 Oakwood Gardens, Coalpit Heath, BS36 2NB

Beautifully presented 4 bedroom family home located in a quiet Cul-De-Sac on the rural fringes of the popular village of Coalpit Heath.

The property was built in the late 1990's, with spacious accommodation, and is presented to a lovely standard by the current owners. It enjoys countryside views over the fields to the side which never get old! Recent structural repairs have been performed on the property by the insurers, under the watchful eyes of the owners to combat historic subsidence due to a neighbouring Oak Tree, for which the property has a Certificate of Structural Adequacy. The accommodation includes entrance hall, lounge, conservatory, kitchen breakfast room, dining room, utility, cloakroom, 4 bedrooms with master ensuite and family bathroom. Outside is an enclosed rear garden which sides onto the neighbouring farmland, driveway parking and detached double garage.

- Detached Family Home
- Kitchen Breakfast Room & Utility
- Lounge & Dining Room
- Conservatory & Cloakroom
- 4 Bedrooms With Master Ensuite
- Enclosed Rear Garden
- Driveway Parking & Double Garage
- Energy Efficiency Rating C









Location

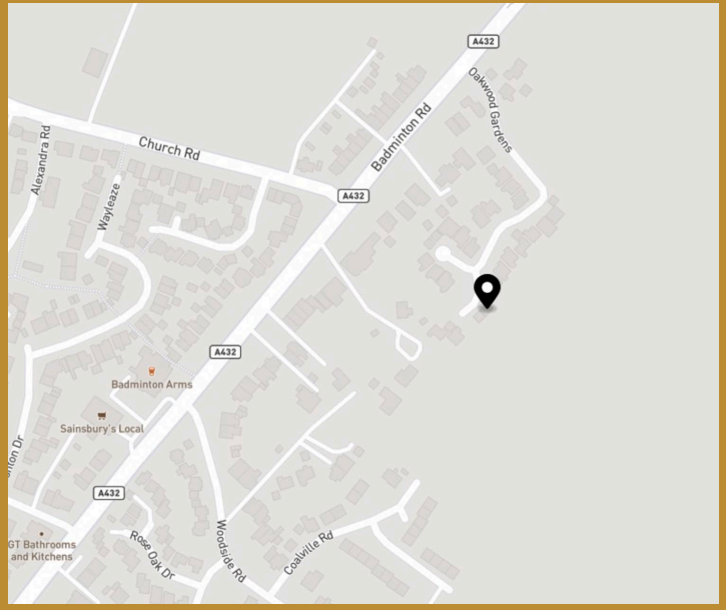
Coalpit Heath is an established village with several schools nearby, including Winterbourne International Academy. The church, local shops on Woodend Road, Sainsburys supermarket, various restaurants, pubs and take-aways are all a short walk away. Yate Shopping Centre or Downend High Street are a short drive away where there are a full range of shopping and leisure facilities. Excellent transport links via the A4174 North Bristol Ring Road for Aztec West, Abbeywood, Cribbs and Filton.

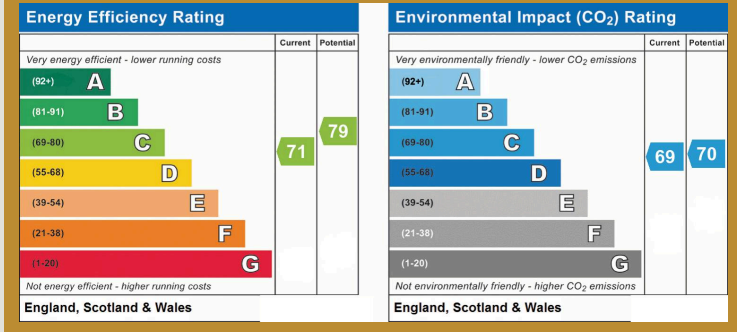
Beautiful 4 bed family home in Coalpit Heath. Built in late 1990s, presented to high standard. Recent structural repairs with Cert. of Structural Adequacy. Lounge, conservatory, kitchen, dining room, utility, cloakroom, master ensuite, garden, parking, double garage.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



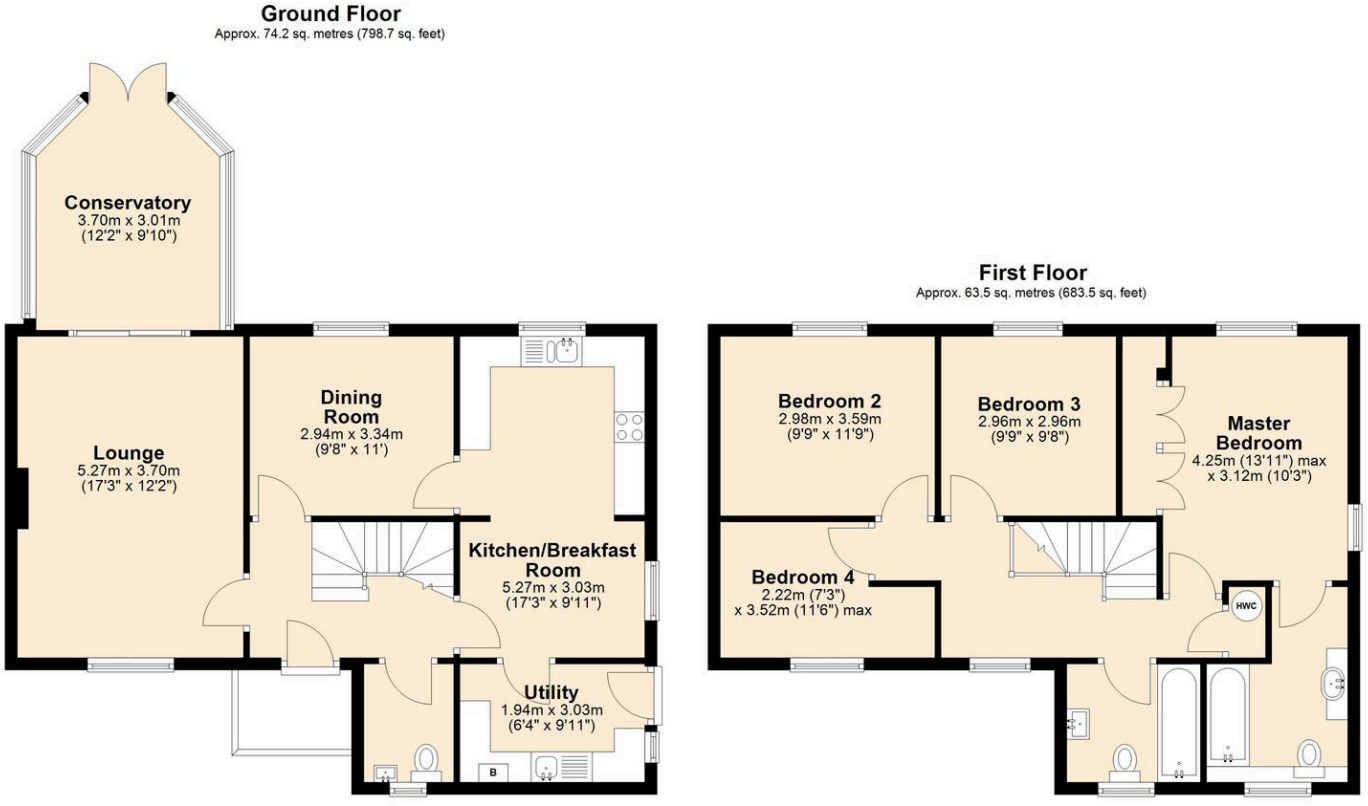












Total area: approx. 137.7 sq. metres (1482.2 sq. feet)

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these – or any liability for VAT in respect of any transaction relating to this property.

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