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NEWMAN CLOSE, WESTERLEIGH, BRISTOL **SSTC**

£279,995 Freehold

A well presented two bedroom detached bungalow within a small cul-de-sac in Westerleigh. Bristol offered with no chain. This property is sure to attract a lot of interest, secure your viewing today by contacting Farringtons on 01454 326846

- Driveway with single garage
- Electric Heating
- Enclosed rear garden
- Residents parking
- Council Tax BAND C
- Fitted Kitchen
- Great location
- Lounge / dining area
- EPC Rating E

New to market, this well presented two bedroom detached bungalow in the small village of Westerleigh, Bristol offered with no chain.

The bungalow offers two bedrooms, separate lounge, separate kitchen and shower room.

Further benefits: UPVC double glazing, electric heating, garage, enclosed rear garden, garage and parking.

Over 55 restriction on the property

Westerleigh is a small village on the outskirts of Bristol where you will find two popular public houses, village church and church hall.

Bristol city centre can be easily accessed within 20 minutes and Yate town centre can be reached within 10 minutes offering restaurants, high street shops and a cinema.

M4 & M5 motorway links are all easily accessible.

EPC Rating: E

Council Tax: BAND C

Council Tax Band: C

Tenure: Freehold



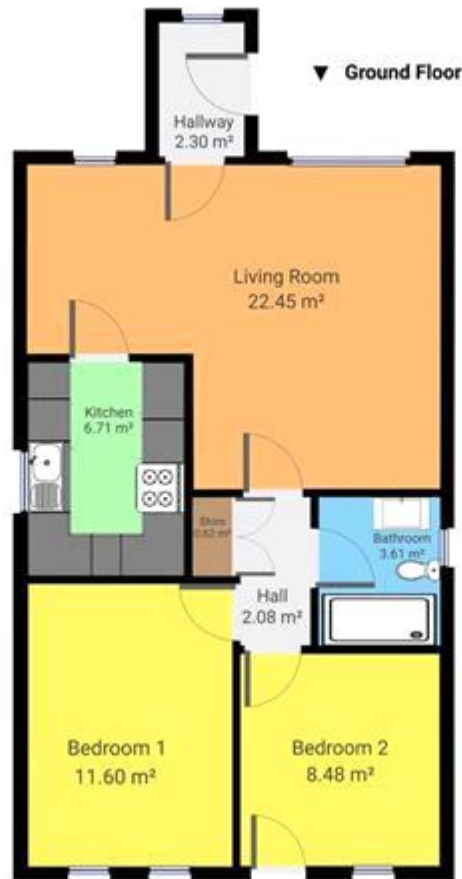
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44 Newmans Close -

Farringtons

TOTAL AREA: 57.81 m²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.