



LONG DOWN AVENUE, BRISTOL, BS16
£485,000

Winkworth



Sought after location | Cheswick Village | semi detached | 4/5 bedrooms | south facing garden | EPC B | architect designed and built in 2010. Total 1438sqft

Entrance hall | utility cupboard with space for washing machine and dryer as well as cleaning equipment | 4/5 bedrooms | 3 bathrooms | kitchen and breakfast room and 1/2 reception rooms. Garden. Separate garage and driveway as well public parking to the front of property.

Currently rented as a 4 person house share with C4 use established since 2020. The location is perfect for rental to students at UWE or professionals at MOD.

Long Down Avenue is a pretty tree lined road in the popular Cheswick Village development built by Redrow in 2010 to a high standard. This modern semi detached house is arranged over 3 floors and has a level south facing garden to the rear.

The rooms are all well-proportioned with floor to ceiling style double glazed windows in many of the rooms.

Cheswick Village is a modern development situated on the North side of Bristol, situated within easy reach of the M32,M4,M5, Bristol cycle path, Parkway Railway Station, the UWE and M.O.D as well Southmead Hospital.

The area boasts a good range of green spaces, from the expansive Stoke Park to the winding paths along Snuff Mills and the Oldbury Court Estate ideal for dog walkers, runners and mountain bikers.



Tenure - Freehold (leasehold on garage)

Services - all mains connected gas central heating

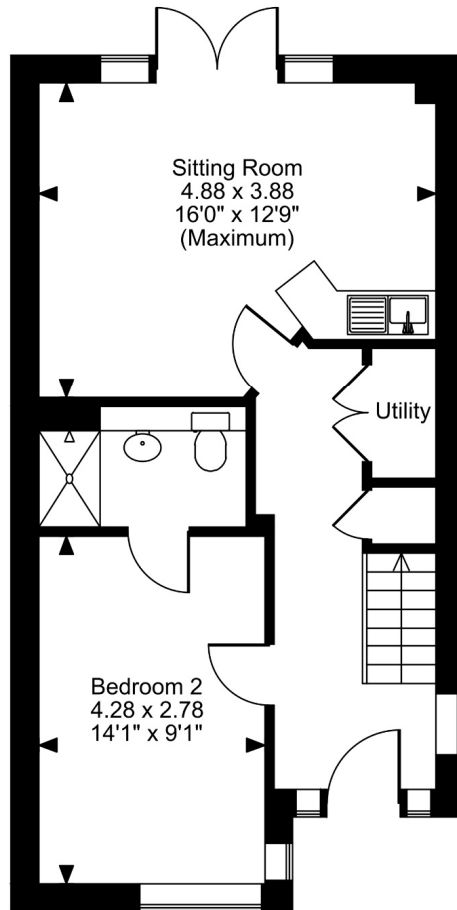
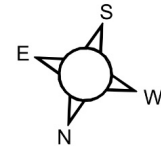
Service charge for estate management of Cheswick Village to management company BNS: approx £150/year

Bristol council tax band E

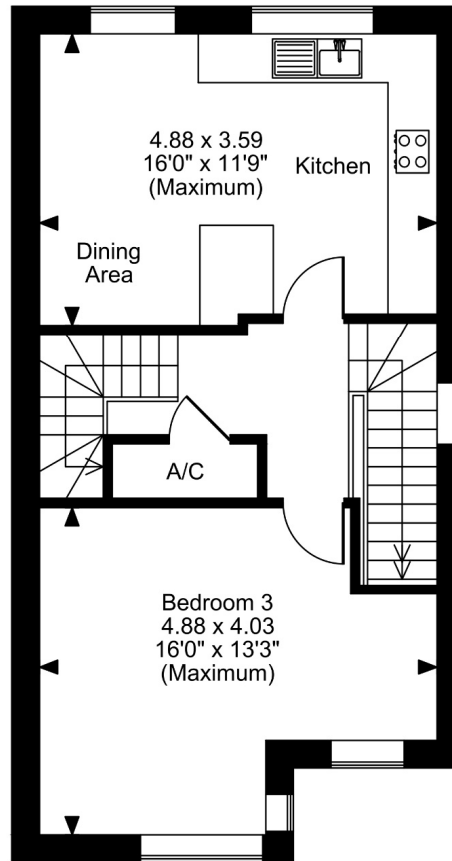
Current rental income £3200 per month as a 4 person house share including garage and driveway



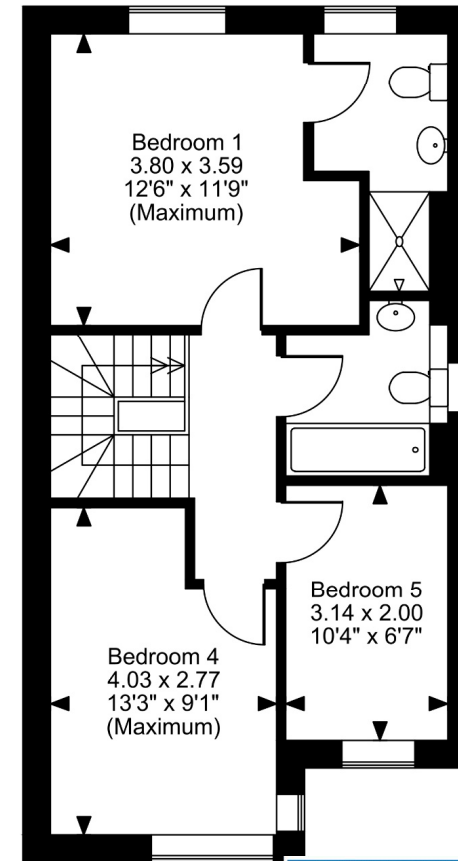
Long Down Avenue, Bristol
Approximate Gross Internal Area
1438 Sq Ft/134 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		82	89
EU Directive 2002/91/EC			

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