



Coombe Dingle | Guide Price £529,500

leese & nagle 

# 27 Wyedale Avenue, Coombe Dingle, Bristol

- 1930's Semi-Detached Family Home
- 2 Reception Rooms, 3 Bedrooms
- Great Kitchen/Breakfast Room
- Good Schools, Parks & Amenities
- Great Rear Garden
- Excellent Links For the Commuter

This fabulous 1930s 3-bedroom semi-detached home in Wyedale Avenue offers a unique blend of modern charm, prime location, and convenience that is hard to match if choosing the city of Bristol as your home.

Set in the extremely popular area of Coombe Dingle, this house is positioned on a lovely side road. In the vicinity there are the local amenities on Westbury Lane. Furthermore, there is superb access into Westbury Village and great transport and motorway links. The Blaise Estate is just a short walk away as well as other open green areas such as Kingsweston House and Shirehampton Golf Course which is part of the National Trust. Within walking distance is the Red Bus Nursery and Pre School. Local Primary Education includes Sea Mills Primary School and Stoke Bishop Church of England Primary School.

In summary the properties accommodation offers spacious light and airy rooms where on the ground floor there are two large reception rooms, a kitchen/breakfast room with extensive wall and base units, and a cloakroom. There is scope to further improve this already great property, by opening the dining room and kitchen/breakfast room to create a huge family/kitchen/dining room if so desired. Upstairs there are three bedrooms, two double and one single and a well-appointed family bathroom with contemporary white suite. There is also potential to extend into the loft to create a fourth bedroom, if ever required in the future, and subject to obtaining necessary consents.





Outside to the front is an easy to maintain garden, laid with crazy paving and enclosed with low wall and metal railings over and there are well established flower and shrub beds and borders.

A driveway with space to park several cars runs from the road, alongside the house and leads to a detached prefabricated metal garage. The garage has opening doors, side windows and has power and light.

The rear garden is a great size for the family with a raised deck by the house that extends via steps onto a paved patio that is ideal for al fresco dining and then this in turn extends onto a large lawn which runs to the bottom as well as concrete pathway. Behind the garage is an additional sitting area that is laid to gravel. Throughout the garden there are many established flowering plants, shrubs, and mature trees. There is also an outside tap and outside sensor operated floodlight.

This home is ideal for the commuter with excellent transport links, including access to major roadways, a railway and public transport options for reaching the city centre or other destinations hassle-free, making daily commutes more manageable.

In summary, 27 Wyedale Avenue balances nature and convenience, making it an ideal choice for those seeking a lovely home with many practical benefits. We strongly recommend a viewing at the first opportunity to avoid disappointment.



**Energy Performance Certificate  
Rating E**

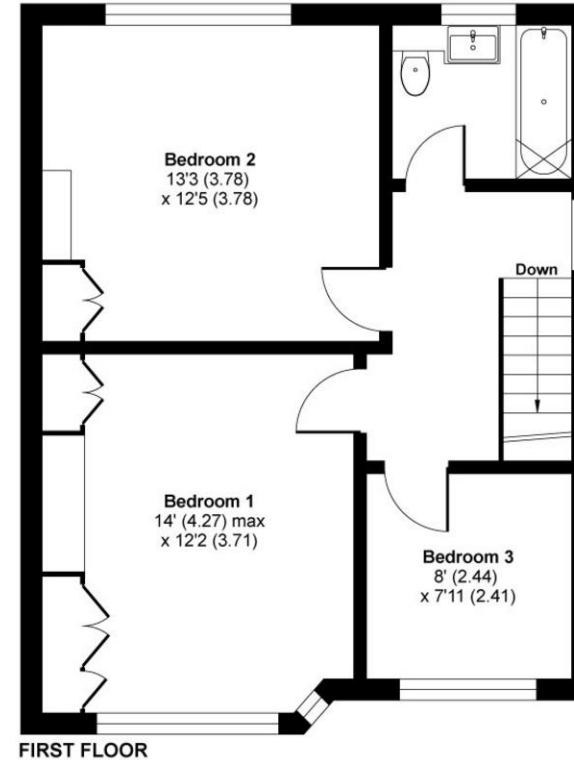
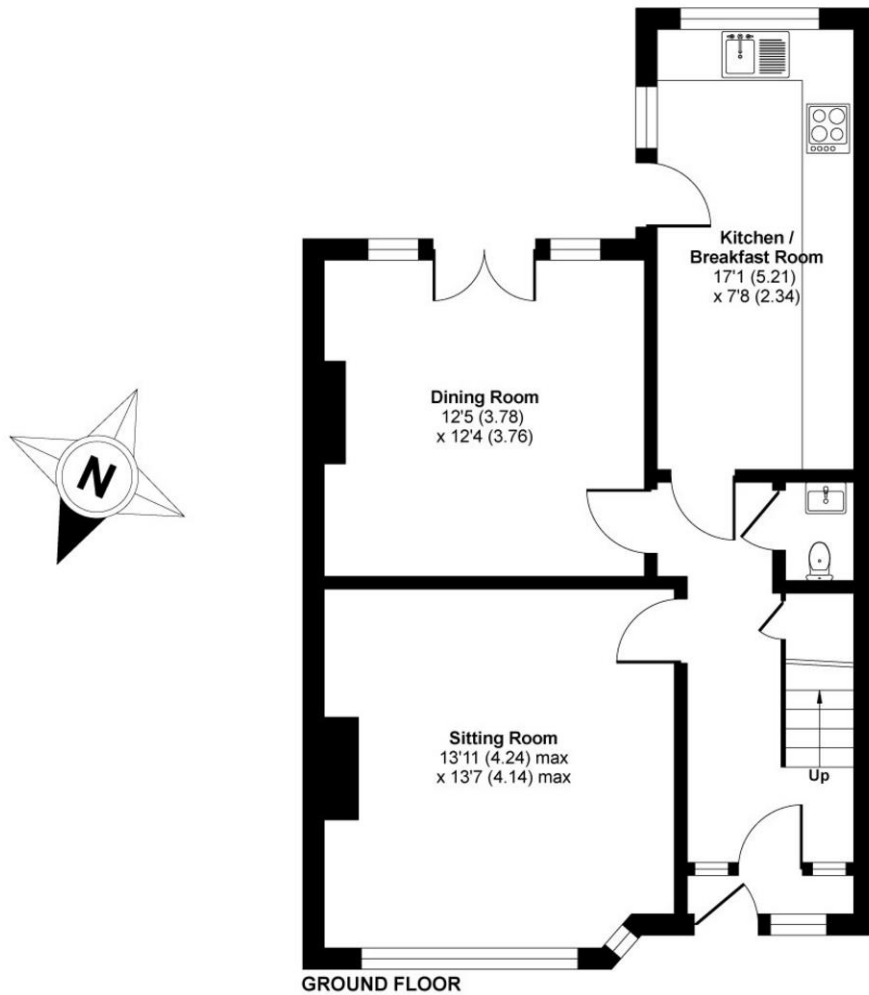
Council Tax D



# Wyedale Avenue, Bristol, BS9

Approximate Area = 1152 sq ft / 107 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Leese & Nagle. REF: 1166468



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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