

12 Orchard Close

Retirement
bungalow for sale



£310,000

Retirement bungalow for sale, for persons over the age of 55 years. This property is leasehold. A new 99 year lease will be granted upon completion.


12 Orchard Close
Westbury-on-Trym,
Bristol,
BS9 1AS

Features:

- 2 bedrooms
- Large lounge/diner & separate kitchen
- uPVC double glazed windows
- Single sized garage
- Private cul-de-sac location
- Emergency pull cord system



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Entrance

Via an opaque uPVC double-glazed door leading into entrance hall.

Entrance hall

Loft access, single radiator, storage cupboard with shelving, cupboard housing a Worcester boiler supplying gas central heating and domestic hot water, wall-mounted emergency pull cord system, doors leading into lounge/diner, both bedrooms and wet room.

Lounge/diner

4.44m (14'7") x 3.84m (12'7")

Dual aspect uPVC double-glazed windows, TV aerial point, telephone point, double radiator, door leading into kitchen.


Kitchen

2.90m (9' 6") x 2.82m (9'3")

uPVC double-glazed window to rear, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, wall and base units, roll edged work surface, space for a cooker, plumbing for washing machine, space for a tall fridge-freezer, double radiator, uPVC double-glazed door leading into rear garden.



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Bedroom one

3.96m (13'0") x 2.84m (9'4")

uPVC double-glazed window to rear, double radiator.

Bedroom two

2.92m (9'7") x 2.13m (7'0")

uPVC double-glazed window to front, single radiator.

Wet room

1.96m (6'5") x 1.65m (5'5")

Opaque uPVC double-glazed window to rear, white suite comprising: W.C. wash hand basin with chrome mixer tap, Mira shower system with seat and grab rails, tiled walls, chrome heated towel rail.

Front garden

Small area laid to lawn with path leading to main entrance.

Rear garden

Small paved area leading to an area stocked with a variety of flowers and shrubs, side pedestrian access, garden surrounded by wooden fencing and boundary wall.


Garage

5.2m (17'1") x 2.90m (9'6")

Window to side, metal up and over door, power and light, water tap.



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Further information

All prospective purchasers will need to be assessed against these charitable objectives prior to being approved to purchase this property:

- Must be aged 55 years or older
- Must have a link to Bristol
- Max. savings after purchase:
£150,000
- Max. income per household:
£80,000

There will be a monthly service charge of £60.60 p/m (Subject to yearly review and possible change)

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