



VERBENA COURT

BRENTY - BRISTOL - BS10

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THE SITE:

Ideally located in the North West Bristol suburb of Brentry these high specification new homes are perfectly located on the doorstep of one of Bristol's best performing primary schools, Brentry Primary School, rated Outstanding by Ofsted in its last report. The site comprises of three detached homes ideal for young families or downsizers alike with flexible accommodation that would offer a ground floor bedroom or additional reception room. Each of the properties includes a rear garden, garage and off street parking and is available to buy with the government's Help to Buy scheme meaning just a 5% deposit is required!



THE LOCATION:

Brentry is perfectly located on the fringes of North West Bristol and is only a few minutes drive from the Junction 17 of the M5. Junction 17 is also close to the M5/M4 interchange which then gives straightforward links to London and South Wales while the M5 gives easy access to Exeter, Cornwall, Taunton and Weston Super Mare to the South and Birmingham, Gloucester and Cheltenham to the North.

Brentry is within a short drive of The Mall at Cribbs Causeway which includes a range of shopping, dining and entertainment venues, Westbury on Trym is also within 5 minutes of Verbena Court and offers a number of Coffee shops and bars as well as banks, building societies and convenience stores. Bristol City Centre and Clifton are both also easily accessed from Verbena Court making this an ideal location to raise a family or to retire to in later years.



UNIT 1



GARAGE

6090MM X 2940MM 19'11" X 9'7"

GROUND FLOOR

LIVING ROOM	5014MM X 3265MM	16'5" X 10'8"
KITCHEN/DINING	8115MM X 2976MM	26'7" X 9'9"
DOWNSTAIRS TOILET	900MM X 1481MM	2'11" X 4'10"
STUDY	2553MM X 3326MM	8'4" X 10'10"
UTILITY	2553MM X 1600MM	8'4" X 5'2"

FIRST FLOOR

BED 1	4614MM X 3265MM 15'1" X 10'8"	(NARROWS TO 2662MM) (NARROWS TO 8'8")
ENSUITE	1800MM X 1800MM 5'10" X 5'10"	(NARROWS TO 914MM) (NARROWS TO 2'11")
BED 2	2553MM X 4161MM	8'4" X 13'7"
BED 3	2385MM X 2650MM	7'9" X 8'8"
MAIN BATHROOM	2375MM X 2700MM	7'9" X 8'10"
LINEN STORAGE	1462MM X 891MM	4'9" X 2'11"
STORAGE	8165MM X 1526MM 26'9" X 5'0"	(NARROWS TO 955MM) (NARROWS TO 3'1")

UNITS 2 AND 3



GARAGE

6090MM X 2940MM 19'11" X 9'7"

GROUND FLOOR

LIVING ROOM	6026MM X 3265MM	19'9" X 10'8"
KITCHEN/DINING	8115MM X 2976MM	26'7" X 9'9"
DOWNSTAIRS TOILET	900MM X 1481MM	2'11" X 4'10"
STUDY	2553MM X 3326MM	8'4" X 10'10"
UTILITY	2553MM X 1600MM	8'4" X 5'2"

FIRST FLOOR

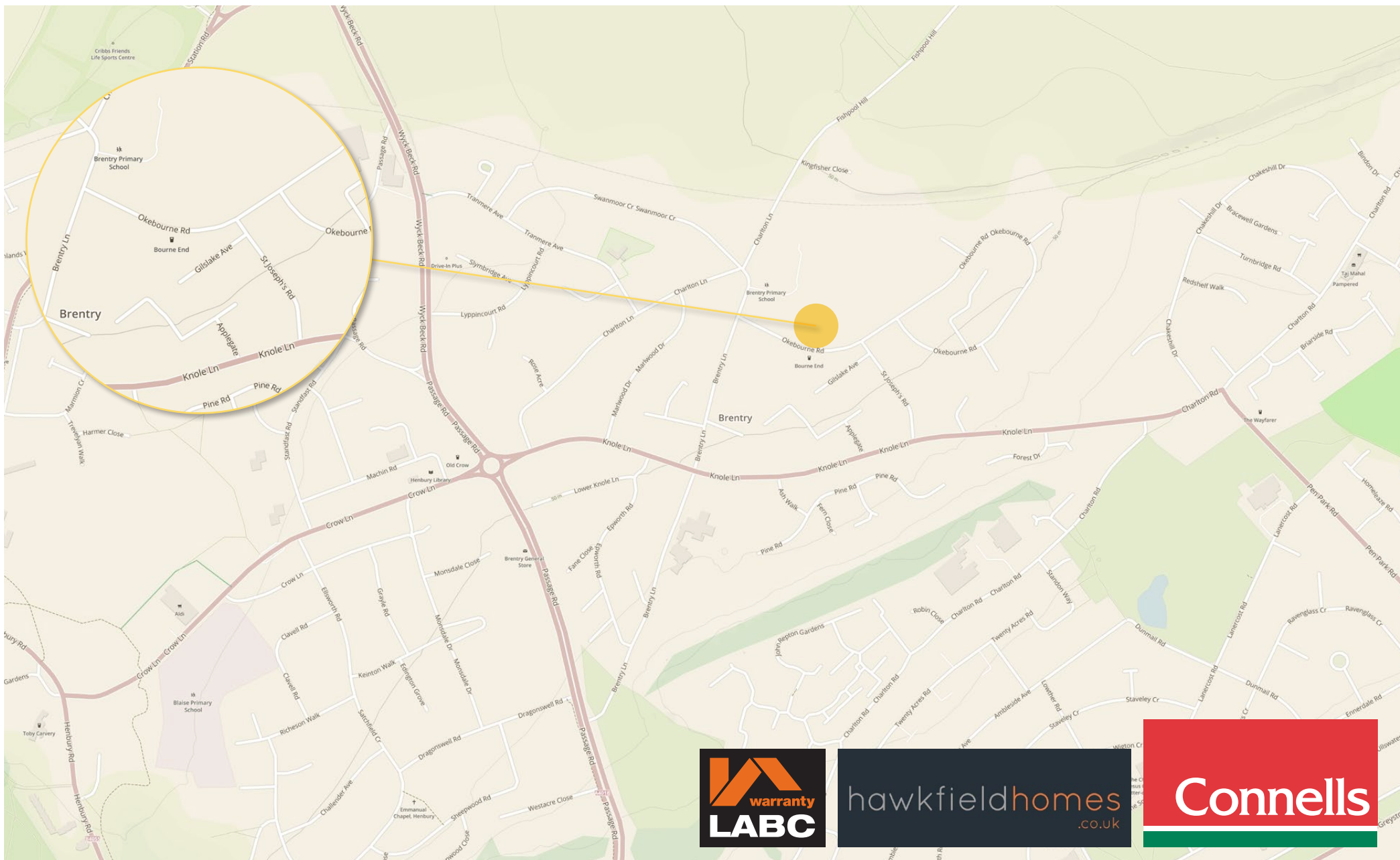
BED 1	5626MM X 3265MM 18'5" X 10'8"	(NARROWS TO 2662MM) (NARROWS TO 8'8")
ENSUITE	1800MM X 1800MM 5'10" X 5'10"	(NARROWS TO 914MM) (NARROWS TO 2'11")
BED 2	2553MM X 4161MM	8'4" X 13'7"
BED 3	2385MM X 2650MM	7'9" X 8'8"
MAIN BATHROOM	2375MM X 2700MM	7'9" X 8'10"
LINEN STORAGE	1462MM X 891MM	4'9" X 2'11"
STORAGE	8165 X 1526 26'9" X 5'0"	(NARROWS TO 955MM) (NARROWS TO 3'1")



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This information is for guidance only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. Although every care has been taken to ensure that this information is correct, contents do not constitute a contract, part of a contract or warranty. Floor plans are not to scale and dimensions should not be relied upon for flooring or furniture placement. Computer generated images and photography are indicative only, details may vary. All details correct at time of going to press.



The Government has created the Help to Buy scheme to help hard-working people like you take steps to buy your own home. Whether you want to get onto the housing ladder or move up it, Help to Buy makes it possible to buy a new-build or existing home priced up to £600,000 with as little as a 5% deposit. - See more at: www.help2obuy.org.uk

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