



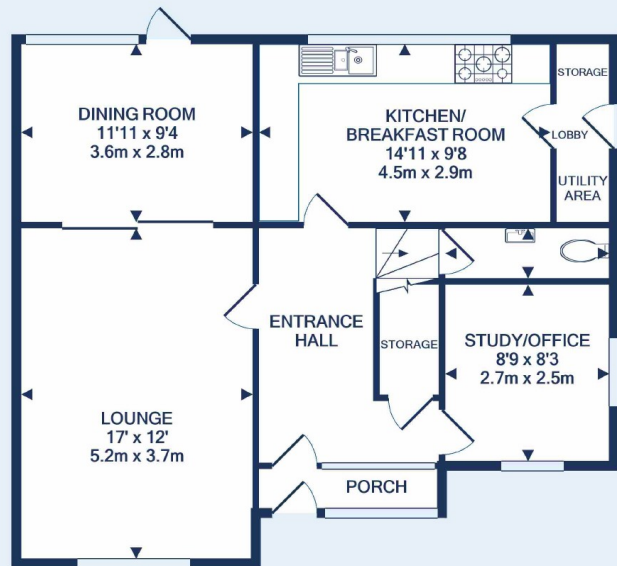
**Coombe Dingle - Best offers over £570,000**

**4 bed detached house**

**5 Benville Avenue, BS9 2RU**







GROUND FLOOR  
APPROX. FLOOR  
AREA 720 SQ.FT.  
(66.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 698 SQ.FT.  
(64.8 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1418 SQ.FT. (131.7 SQ.M.)  
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Ocean Westbury on Trym are delighted to present this fantastic opportunity to purchase a sizeable four bedroom detached house in Coombe Dingle. The property is located in the delightful Benville Avenue which offers convenient access to the nearby shops on Westbury Lane, the village of Westbury on Trym is a short drive away and the wonderful walks around the spectacular Blaise & Kingsweston estates are just a few hundred yards away.

The current owners have resided in the home for over twenty years, they present pleasant accommodation that would benefit from some updating which would offer buyers the opportunity to stamp their own style on the property.

The current layout consists entrance porch, entrance hall, lounge, dining room, kitchen/breakfast room, utility area, rear lobby, storage, downstairs wc (on the half landing), study/office, landing, four bedrooms and bathroom.

Externally the house further benefits from front and rear gardens, side garden (potential) driveway, car port and garage.



### Westbury on Trym Office

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.