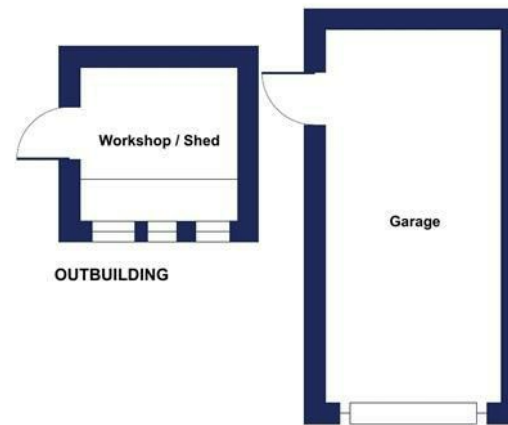


1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Howes Close, Barrs Court, Bristol, BS30

Approximate Area = 824 sq ft / 76.5 sq m  
Garage = 144 sq ft / 13.3 sq m  
Outbuilding = 53 sq ft / 4.9 sq m  
Total = 1021 sq ft / 94.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1481883



## 64 Howes Close, Barrs Court, Bristol, BS30 8SB



£385,000

A well cared for three bedroom detached home that's offered to the market with no onward chain.

- Detached
- Lounge/Dining room
- Kitchen
- WC
- Three bedrooms
- Bathroom
- Gardens
- Garage
- Off street parking
- No onward sales chain



# 64 Howes Close, Barrs Court, Bristol, BS30 8SB

Occupying a pleasant position within a residential cul-de-sac, this well-presented three bedroom detached home enjoys convenient access to the extensive shopping and leisure facilities of Gallagher Retail Park, excellent transport links via the North Bristol Ring Road and a selection of highly regarded local schools. The property is located between Bristol and Bath city centres with good road and bus links to both and is also within close proximity to the Bristol to Bath Cycle Path. Offered to the market with no onward chain, the property represents an ideal purchase for families, couples and those seeking a straightforward move.

Internally, the ground floor is entered via a welcoming entrance hallway featuring two useful built-in storage cupboards. The principal reception space comprises a spacious full-width lounge/dining room measuring 5.1m (16'8"), enjoying direct access to and attractive views over the rear garden. The ground floor accommodation is further enhanced by a recently refitted kitchen and a convenient cloakroom/WC. To the first floor, the property offers three well-proportioned bedrooms, two of which overlook the rear garden, while two benefit from built-in storage. These are served by a three-piece family bathroom.

Externally, the property enjoys low-maintenance front and rear gardens, thoughtfully landscaped for ease of upkeep. The enclosed rear garden features a level lawn, patio seating area ideal for outdoor entertaining, and well-stocked flower and shrub borders. Further benefits include a substantial detached timber shed positioned behind the garage, a single garage with up-and-over door and pedestrian access to the rear garden, together with a private driveway providing off-street parking.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 4.1m x 1.9m (13'5" x 6'2" )

Two built in storage cupboards, radiator, power points, stairs rising to first floor landing, doors leading to rooms.

#### LOUNGE/DINING ROOM 5.1m x 3.4m (16'8" x 11'1" )

Double glazed window and patio door to rear aspect overlooking and providing access to rear garden, radiators, power points.

#### KITCHEN 4.1m x 2.3m (13'5" x 7'6" )

Double glazed window to front aspect and double glazed door to side aspect. Kitchen comprising range of matching wall and base units with square edged work surfaces, bowl and a half stainless steel sink with mixer tap over, space and electric and gas supply for oven with telescopic recirculating cooker hood, integrated dishwasher, integrated washing machine and space and power for upright fridge/freezer. Radiator, power points, tiled splashbacks to all wet areas. Gas boiler inside one of the fitted wall cabinets, with the central heating/hot water controller mounted on the wall beneath.

#### WC 1.8m x 1.1m (5'10" x 3'7" )

Obscured double glazed window to front aspect, matching two piece suite comprising wash hand basin with mixer tap over, low level WC, radiator, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING 2m x 1m (6'6" x 3'3" )

Access to loft via hatch, power point, doors leading to rooms.

#### BEDROOM ONE 3.5m x 2.8m (11'5" x 9'2" )

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

#### BEDROOM TWO 4.5m x 2.3m (14'9" x 7'6" )

Double glazed window to rear aspect overlooking rear garden, built in double wardrobe, radiator, power points.

#### BEDROOM THREE 2.9m x 2.3m (9'6" x 7'6" )

Double glazed window to front aspect, built in storage cupboard housing hot water cylinder, radiator, power points.

#### BATHROOM 2m x 2m (6'6" x 6'6" )

Obscured double glazed window to front aspect, matching three piece

suite comprising pedestal wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower attachment over, radiator, tiled splashbacks to all wet areas.

## EXTERIOR

### FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn with well stocked flower beds, path leading to front door.

### REAR GARDEN 12.1m x 6.5m (39'8" x 21'3" )

Low maintenance rear garden that's unoverlooked from the rear and mainly laid to lawn. Benefitting from a patio, a gated path leading to front garden and a gated access leading to driveway. Well stocked flower beds, timber workshop shed with built in work bench (2.3m (7'6')), pedestrian access to garage with an additional area behind the garage which is occupied by the shed.

### GARAGE

Single garage accessed via up and over door with pedestrian door leading to garden, benefitting from power, lighting and storage to eaves.

### OFF STREET PARKING

Off-street parking for two vehicles, one in garage and one in driveway, accessed via a shared driveway serving two neighbouring properties. We are advised by the seller that all parties benefiting from the driveway share responsibility for its maintenance.

### TENURE

This property is freehold.

### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

### ADDITIONAL INFORMATION

The property is in a coal mining area for which it is recommended a mining report is obtained.

Local authority: South Gloucestershire Council

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE O2, Three, Vodafone - all likely available (Source - Ofcom).

