

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

Wells Road, Bristol, BS14

Approximate Area = 1044 sq ft / 96.9 sq m  
Garage = 157 sq ft / 14.5 sq m  
Total = 1201 sq ft / 111.4 sq m  
For identification only - Not to scale



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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552 Wells Road, Whitchurch, Bristol, BS14 9BB



£475,000

A fine example of a double bay fronted three bedroom semi detached home that offers spacious accommodation throughout.

- Entrance hallway ■ Lounge ■ Dining room ■ Kitchen ■ Landing ■ Three bedrooms ■ Shower room ■ Off street parking ■ Garage ■ Garden

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# 552 Wells Road, Whitchurch, Bristol, BS14 9BB

A beautifully presented bay-fronted three bedroom semi-detached home, offering well proportioned living space throughout and excellent potential to enhance or extend (subject to the necessary consents).

This handsome property is arranged over two floors and begins with a generous entrance hallway that sets the tone for the accommodation to follow. To the front, a charming bay-fronted lounge features a decorative fireplace with ornate mantel, while to the rear, a separate dining room opens into a dual galley-style kitchen. French doors from the dining area provide a seamless connection to the rear garden. Upstairs, the first floor hosts three well-balanced bedrooms; two doubles and one spacious single, alongside a smartly appointed family shower room with contemporary three-piece suite.

Externally, the property continues to impress. The front garden has been landscaped with a printed concrete driveway offering generous off-street parking and a level lawn bordered by well-tended flowerbeds. The rear garden is equally well-kept, featuring a further lawn, colourful planting, stone chippings, and a raised patio—perfect for outdoor dining. A detached single garage completes the offering.

Situated along the popular Wells Road, this home enjoys excellent access to local shops, well-regarded schools, and transport links into Bristol city centre. Perfectly suited to growing families, it offers immediate comfort with future potential to shape the home around evolving needs.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 5.2m x 2m (17'0" x 6'6" )

Double glazed window with secondary glazing to front aspect, radiator, power points, understairs storage cupboard, stairs rising to first floor landing, doors leading to rooms.

#### RECEPTION ONE 5m x 3.8m into bay (16'4" x 12'5" into bay)

Double glazed bay window to front aspect, dado rail, feature period style fireplace with ornate mantel over, radiator, power points

#### RECEPTION TWO 4.1m x 3.3m (13'5" x 10'9" )

Double glazed French doors and window to rear aspect overlooking and providing access to rear garden, dado rail, radiator, power points, opening leading to kitchen.

#### KITCHEN 3m x 2.4m (9'10" x 7'10" )

Double glazed window to rear aspect overlooking rear garden, kitchen comprisng range of matching wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, integrated electric oven, four ring gas hob with extractor fan over, space and plumbing for washing machine, space and power for upright fridge/freezer, power points, inset breakfast bar, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING 3.3m x 2m (10'9" x 6'6")

Obscured double glazed window with secondary glazing to side aspect, doors leading to rooms.

#### BEDROOM ONE 4.8m x 4m narrowing to 3.5m, into bay (15'8" x 13'1" narrowing to 11'5", into bay)

Double glazed bay window with secondary glazing to front aspect, dado rail, radiator, power points.

#### BEDROOM TWO 4.2m x 3.9m (13'9" x 12'9" )

Double glazed window to rear aspect overlooking rear garden, dado rail, an array of built in wardrobes and storage cupboards, (one including gas combination boiler), radiator, power points

#### BEDROOM THREE 2.7m x 2.4m (8'10" x 7'10" )

Double glazed window with secondary glazing to front aspect, radiator, power points.

#### SHOWER ROOM 2.1m x 2m (6'10" x 6'6" )

Obscured double glazed window to rear aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, hidden

cistern WC, oversized walk in shower cubicle with dual head shower off mains supply over. heated towel rail, tiled splashbacks to all wet areas.

## EXTERIOR

### FRONT GARDEN

Low maintenance front garden mainly laid to pressed concrete hardstanding that it is accessed via dropped kerb and provides ample parking, walled boundaries, lawn, pretty well stocked flower beds, path leading to front door, gated path leading to rear garden and garage.

### REAR GARDEN

Landscaped rear garden manly laid to lawn with wall and fenced boundaries, pretty well stocked flower beds with an abundance of foliage, stone chipping seating area, raised patio seating area, pressed concrete drive leading to garage.

### GARAGE 5.3m x 2.9m (17'4" x 9'6")

Detached garage accessed via up and over door with glazed windows to rear and side aspects that overlook the rear garden, storage to eaves and benefitting from power and lighting.

## 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](http://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. There are historic covenants on this property.

Local authority: Bristol City

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

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

