

| Energy Efficiency Rating                    |           |                                                                                   |
|---------------------------------------------|-----------|-----------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                         |
| Very energy efficient - lower running costs |           |                                                                                   |
| (92 plus) <b>A</b>                          | <b>62</b> | <b>85</b>                                                                         |
| (81-91) <b>B</b>                            |           |                                                                                   |
| (69-80) <b>C</b>                            |           |                                                                                   |
| (55-68) <b>D</b>                            |           |                                                                                   |
| (39-54) <b>E</b>                            |           |                                                                                   |
| (21-38) <b>F</b>                            |           |                                                                                   |
| (1-20) <b>G</b>                             |           |                                                                                   |
| Not energy efficient - higher running costs |           |                                                                                   |
| England & Wales                             |           |                                                                                   |
| EU Directive 2002/91/EC                     |           |  |

Whitley Mead, Stoke Gifford, Bristol, BS34

Approximate Area = 702 sq ft / 65.2 sq m (excludes store)  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1374633



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DAVIES & WAY

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39 Whitley Mead, Stoke Gifford, Bristol, BS34 8XT



£300,000

A recently improved three bedroom semi detached home located in a convenient position for Parkway train station and local amenities.

- Semi detached
- Entrance hallway
- Reception room
- Kitchen
- Cloakroom
- Landing
- Three bedrooms
- Bathroom
- Rear garden
- Designated parking



39 Whitley Mead, Stoke Gifford, Bristol, BS34 8XT

A well cared for three bedroom semi-detached home that has recently undergone a programme of refurbishment, now offering bright and airy accommodation throughout. Ideally positioned within a quiet cul-de-sac just moments from Parkway Train Station and a range of local amenities.

The property is entered via a welcoming hallway that provides access to all ground floor rooms. The spacious reception room enjoys an abundance of natural light and opens directly onto the rear garden, while a well-proportioned kitchen and a convenient ground floor WC complete the layout. To the first floor, three bedrooms are found, all served by a contemporary family bathroom. Externally, the home benefits from both front and rear gardens, along with two designated parking spaces for added convenience.

Offered to the market with no onward chain, this property makes an ideal purchase for first-time buyers and investors alike.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY

Doors to ground floor rooms, storage cupboard and electric heater.

LIVING ROOM 4.7m x 4.2m (15'5" x 13'9" )

Double glazed window to front aspect and door to rear garden. Staircase to first floor with storage space below, electric heaters and power points.

KITCHEN 2.6m x 2.3m (8'6" x 7'6" )

Double glazed window to rear aspect, matching wall and base units with work surfaces over with integrated oven and electric hob. Space and plumbing for washing machine, basin and drainer with mixer tap over, tiled splashbacks and power points.

WC 1.7m x 0.8m (5'6" x 2'7" )

Double glazed obscured window to front aspect, pedestal wash hand basin with hot and cold taps over and tiled splashback, low level WC.

FIRST FLOOR

LANDING

Doors leading to first floor rooms, electric heater and power points.

BEDROOM ONE 4.2m x 2.6m (13'9" x 8'6" )

Double glazed window to front aspect, storage cupboard housing hot water tank, electric heater and power points.

BEDROOM TWO 2.9m x 1.8m (9'6" x 5'10" )

Double glazed window to front aspect, electric heater and power points.

BEDROOM THREE 2.7m x 2.3m (8'10" x 7'6" )

Double glazed window to rear aspect, electric heater and power points.

BATHROOM 1.8m x 1.8m (5'10" x 5'10" )

Double glazed window to front aspect, panelled bath with taps and an electric shower over with a splashback to area. Pedestal wash hand basin with mixer tap over, low level WC and electric shaving power points.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to lawn front garden with hedge to front boundary and two designated parking spaces adjacent to the property.

REAR GARDEN

Mix of lawn, laid to decorative chipping and laid to patio with fenced and brick wall boundaries with gated side access to the parking spaces.

TENURE

This property is freehold.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. 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

There are historic covenants on the property.

Local authority: South Gloucestershire Council  
Services: All services connected.  
Broadband speed: Ultrafast 10000mbps (Source - Ofcom).  
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

