

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Palmers Close, Barrs Court, Bristol, BS30

Approximate Area = 866 sq ft / 80.4 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 1010 sq ft / 93.7 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 2025. Produced for Davies & Way. REF: 1311764



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DAVIES & WAY

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30 Palmers Close, Barrs Court, Bristol, BS30 7SD



£450,000

A well presented three bedroom detached home sitting in a convenient location and boasting a beautifully landscaped rear garden.

- Detached ▪ Driveway ▪ Garage ▪ Entrance hallway ▪ Reception room ▪ Kitchen ▪ Cloakroom ▪ Three bedrooms ▪ Bathroom ▪ Rear garden



30 Palmers Close, Barrs Court, Bristol, BS30 7SD

This well presented and spacious three bedroom detached home is positioned conveniently for access to local amenities, public transport and access to the A4174.

The home is entered through a welcoming entrance hallway that leads to a spacious double aspect reception room with sliding doors leading directly to the rear garden. A separate, modern kitchen and a useful cloakroom completes the ground floor. Upstairs, three well proportioned bedrooms, each featuring built-in storage are found and serviced by a contemporary family bathroom.

Outside, the home boasts a beautifully landscaped rear garden with a variety of flower beds and a choice of patio areas, ideal for al fresco dining. To the front, a generous driveway offers ample off-road parking and provides access to a garage.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.7m x 1.5m (12'1" x 4'11")
Double glazed window to side aspect, doors to ground floor rooms and staircase to first floor with storage cupboard below. Radiator and power points.

RECEPTION ROOM 6.5m x 3.4m (21'3" x 11'1")
Double glazed window to front aspect and sliding patio doors to rear garden. Gas feature fireplace, radiators and power points.

KITCHEN 4.7m x 1.9m (15'5" x 6'2")
Double glazed windows to both rear and side aspect, door providing direct access to rear garden. Matching high gloss wall and base units with work surfaces over, integrated dishwasher, microwave, electric oven and hob with extractor hood over. Space for fridge/freezer, one and a quarter sink with mixer tap over, tiled splashbacks, radiator and power points.

CLOAKROOM 1.6m x 0.8m (5'2" x 2'7")
Double glazed obscured window to front aspect, wash hand basin unit with cupboard below, a mixer tap over and tiled splashback to area. Low level WC, tiled flooring and a heated towel rail.

FIRST FLOOR

LANDING 3.8m x 2m (12'5" x 6'6")
Double glazed window to side aspect, doors leading to first floor rooms, storage cupboard, access to loft via a hatch and power points.

BEDROOM ONE 3.5m x 3.1m (measured into wardrobe) (11'5" x 10'2" (measured into wardrobe))
Double glazed window to rear aspect, built in wardrobes, radiator and power points.

BEDROOM TWO 3.4m x 2.9m (11'1" x 9'6")
Double glazed window to front aspect, built in storage cupboard, radiator and power points.

BEDROOM THREE 2.6m x 2.3m (8'6" x 7'6")
Double glazed window to rear aspect, fitted storage cupboard, radiator and power points.

BATHROOM 2.5m x 1.6m (8'2" x 5'2")
Double glazed obscured window to front aspect, bath with mixer tap and electric shower over with shower panel. Wash hand basin unit with storage below and a mixer tap over. Low level WC with hidden cistern, tiled flooring and splashbacks to wet areas, heated towel rail and shaving power points.

EXTERIOR

FRONT OF PROPERTY
Mainly block paved driveway for ample vehicles, access to garage and an outside water tap.

GARAGE 5.2m x 2.5m (17'0" x 8'2")
Up and over garage door to front and a wooden glazed pedestrian door to rear garden. Boarded loft space for additional storage, plumbing for washing machine, lighting and power points.

REAR GARDEN
Landscaped tiered rear garden with a choice of patio areas for outdoor dining with fitted spotlights. A range of flower beds with a vast array of plants and shrubbery, fenced boundaries and gated side access.

TENURE
This property is freehold.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band C 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
Local authority: South Gloucestershire Council
Services: All services connected.
Broadband speed: Ultrafast 1000mbps (Source - Ofcom).
Mobile phone signal: outside Three, O2 and Vodafone - all likely available (Source - Ofcom)
Purchasers are to be aware the property is within a historic coal mining area.

