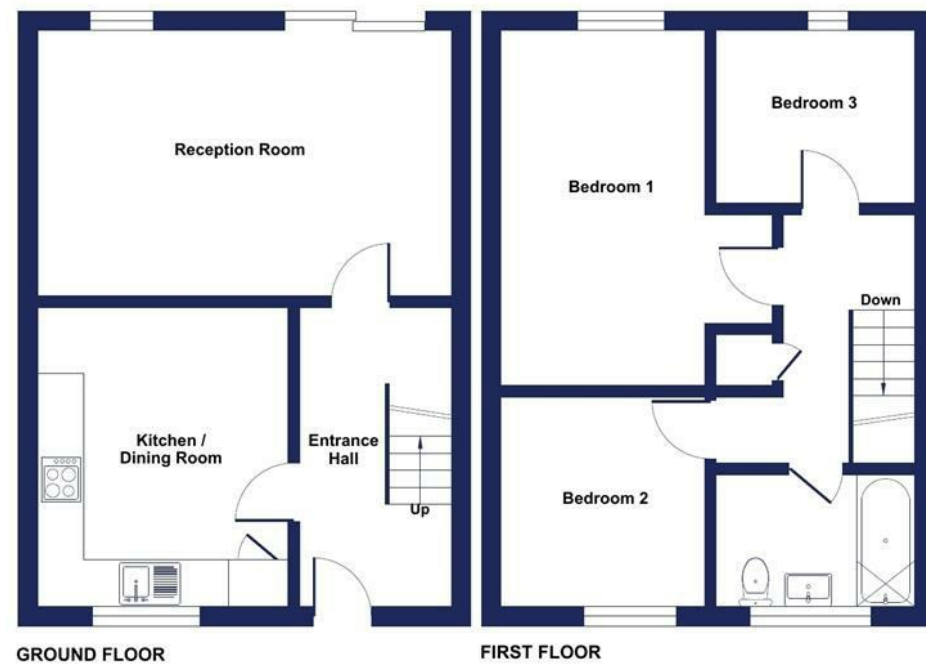


1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

St. Fagans Court, Willsbridge, Bristol, BS30

Approximate Area = 852 sq ft / 79.2 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST 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: 1319953



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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14 St. Fagans Court, Willsbridge, Bristol, BS30 6UT



£275,000

A well cared for three bedroom home offering good sized accommodation for families and first time buyers.

- End Terraced
- Entrance hallway
- Reception room
- Kitchen
- Three bedrooms
- Bathroom
- Rear garden
- Communal parking



14 St. Fagans Court, Willsbridge, Bristol, BS30 6UT

Located in a tucked away quiet cul de sac nearby local amenities, this well maintained three bedroom, end of terraced property offers accommodation ideal for first time buyers and families alike looking to make a home their own.

On the ground floor, the entrance hallway leads to a spacious full width reception room, featuring direct access to the rear garden and a well proportioned kitchen. Upstairs, you'll find three well sized bedrooms, all serviced by a family bathroom.

Externally, the property benefits from shared permit parking to the front, while the rear garden is predominantly laid to lawn and features a patio area, ideal for outdoor dining and entertaining.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.2m x 1.9m (10'5" x 6'2")

Doors to ground floor rooms and staircase to first floor. Radiator and power points.

KITCHEN 3.8m x 3.2m (12'5" x 10'5")

Double glazed window to front aspect, matching wall and base units with work surfaces over and spaces for white goods. Basin and drainer with mixer tap over, tiled splashbacks, radiator and power points.

RECEPTION ROOM 5.3m x 3.4m (17'4" x 11'1")

Double glazed window and sliding doors to rear garden, radiator and power points.

FIRST FLOOR

LANDING

Doors to first floor rooms, storage cupboard and power points.

BEDROOM ONE 4.6m x 3.4m (15'1" x 11'1")

Double glazed window to rear aspect, radiator and power points.

BEDROOM TWO 2.7m x 2.6m (8'10" x 8'6")

Double glazed window to front aspect, radiator and power points.

BEDROOM THREE 2.6m x 2.2m (8'6" x 7'2")

Double glazed window to rear aspect, radiator and power points.

BATHROOM 2.5m x 1.7m (8'2" x 5'6")

Double glazed obscured window to front aspect, panelled bath with mixer tap, shower off mains over and shower panel. Pedestal sink with mixer tap over, low level WC, tiled walls and flooring. Radiator.

EXTERIOR

FRONT OF PROPERTY

Permit parking spaces available for residents at a payable fee.

REAR GARDEN

Mainly laid to lawn with patio area for outdoor dining, fenced boundaries with gated rear access.

TENURE

This property is freehold. There is an estate charge payable of £328.04 per annum. There are historic covenants.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B 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

Services: All services connected.

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

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

