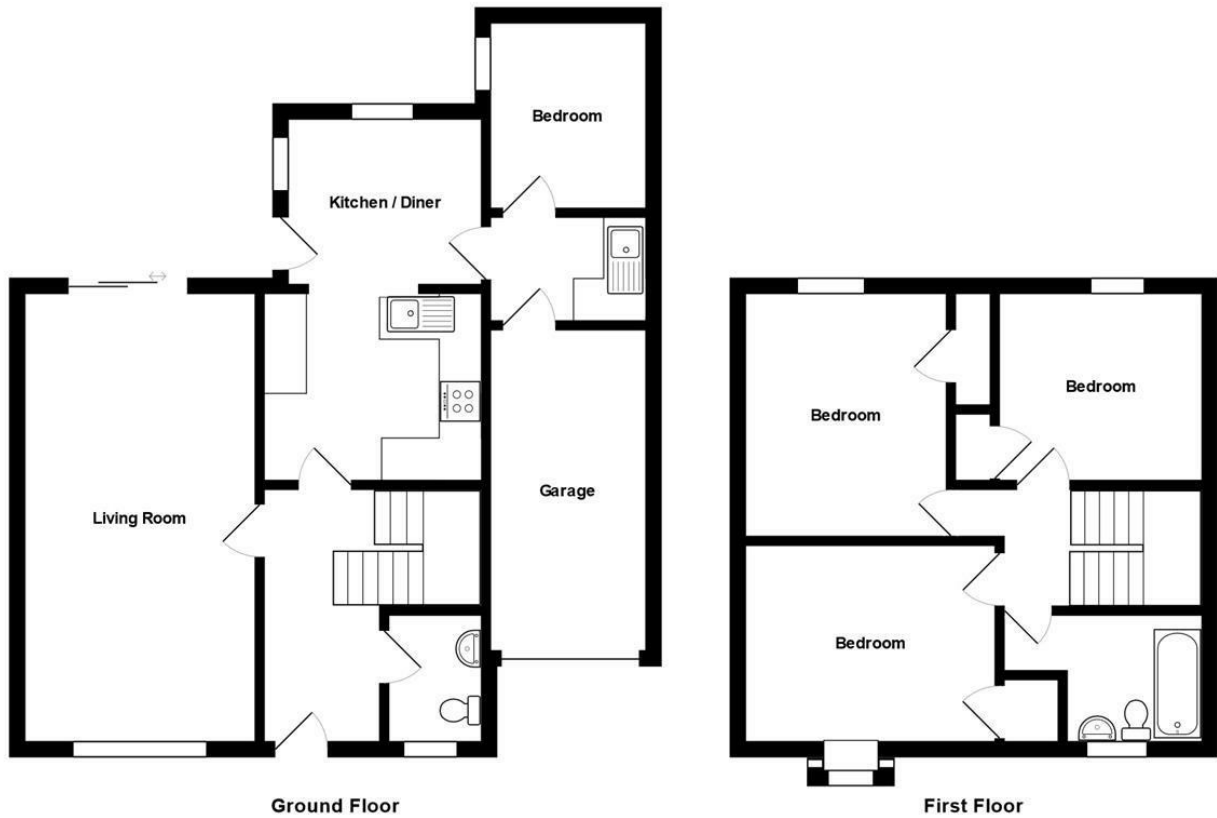


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 104.1 m² ... 1120 ft²
All measurements are approximate and for display purposes only.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Tel: 0117 9863681 email: keynsham@daviesandway.com

5 Stourton Drive, Barrs Court, Bristol, BS30 7AN



£395,000

A well proportioned three double bedroom detached home that's located in a convenient setting.

- Detached ▪ Lounge/Dining room ▪ Kitchen/Breakfast room ▪ Snug ▪ WC ▪ Three double bedrooms ▪ Family bathroom ▪ Garage ▪ Gardens ▪ No onward chain

www.daviesandway.com
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5 Stourton Drive, Barrs Court, Bristol, BS30 7AN

Enjoying a convenient location within a peaceful cul de sac setting, this three double bedroom detached home offers sympathetically extended accommodation well suited to up sizing families and additionally benefits from close proximity to the North Bristol ring road and Gallagher Retail Park.

Internally the ground floor consists of a roomy entrance hallway which leads to a bright and airy lounge/dining room measuring 6.6m ('21.7') in length. The ground floor further benefits from a kitchen/breakfast room that directly accesses the rear garden, a useful utility room, a ground floor snug/home office and a WC. To the first floor three double bedrooms are found (all with built in storage) in addition to a modern three piece suite bathroom.

Externally both front and rear gardens are largely low maintenance with the front offering a good size driveway which leads to a single garage and a level lawn, while the rear is laid to patio ideal for al fresco dining and has the additional benefit of a timber shed and gated side access.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.9m x 1.7m (12'9" x 5'6")

Obscured double glazed window to front aspect, understairs storage cupboard, radiator, power point, stairs rising to first floor landing, doors leading to rooms.

LOUNGE/DINING ROOM 6.6m x 3.4m (21'7" x 11'1")

Double glazed window to front aspect, double glazed window and tilt and turn door to rear aspect leading to rear garden, radiators, power points.

KITCHEN/BREAKFAST ROOM 5.1m x 3.1m narrowing to 2.8m (16'8" x 10'2" narrowing to 9'2")

Dual aspect double glazed windows to rear and side aspects overlooking rear garden, double glazed door to side aspect leading to rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, wash hand basin with mixer tap over, integrated electric double oven with four ring electric hob and extractor fan over, space for upright fridge/freezer, wall mounted gas boiler. Radiator, power points, ample space for dining table, tiled splashbacks to all wet areas, door leading to utility room.

UTILITY ROOM 2.2m x 1.5m (7'2" x 4'11")

Low level base units with roll top work surface, stainless steel sink with mixer tap over, space and plumbing for washing machine, power points, tiled splashbacks to all wet areas. Door leading to snug and door providing integral access to garage.

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

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

WC 1.8m x 1.3m (5'10" x 4'3")

Obscured double glazed window to front aspect, matching two piece suite comprising wash hand basin and hidden cistern WC, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 1.9m x 1.9m narrowing to 0.9m (6'2" x 6'2" narrowing to 2'11")

Access to loft via hatch, doors to rooms.

BEDROOM ONE 3.6m x 2.9m (11'9" x 9'6")

Double glazed window to rear aspect overlooking rear garden, built in storage cupboard, radiator, power points.

BEDROOM TWO 3.6m x 2.9m (11'9" x 9'6")

Double glazed bay window to front aspect, built in storage cupboard, radiator, power points.

BEDROOM THREE 3m x 2.7m (9'10" x 8'10")

Double glazed window to rear aspect overlooking rear garden, built in storage cupboard, radiator, power points.

BATHROOM 2.3m x 1.9m (7'6" x 6'2")

Obscured double glazed window to front aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, panelled bath with mixer tap and shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to hardstanding that is accessed via a dropped kerb, small lawn with well stocked flower beds, gated path leading to rear garden and access to garage.

GARAGE 4.6m x 2.4m (15'1" x 7'10")

Accessed via electric up and over door with interior access to utility room, benefitting from power, light and storage to eaves.

TENURE

This property is freehold.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

[https://www.gov.uk/guidance/using-coal-mining-information#coal-](https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer)

[authority-interactive-map-viewer](#)

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

[https://www.bristol.gov.uk/residents/planning-and-building-](https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas)

[regulations/conservation-listed-buildings-and-the-historic-](#)

[environment/conservation-areas](#)

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

REAR GARDEN

Low maintenance rear garden mainly laid to patio with wall and fenced boundaries, well stocked flower beds, timber shed, gated pedestrian access to the front of property.

