



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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11 Warman Close, Stockwood, Bristol, BS14 8LY



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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£375,000

A versatile three double bedroom semi detached home that enjoys a pleasant cul-de-sac setting and benefits from a range of modern improvements.

- Semi detached
- Entrance hallway
- One/two reception rooms
- Three double bedrooms
- Kitchen
- Bathroom
- Shower room
- Rear garden
- Driveway
- Garage

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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11 Warman Close, Stockwood, Bristol, BS14 8LY

A modern, well cared for three double bedroom semi-detached home that offers versatile living accommodation throughout and is well suited to those wishing to own a recently improved property that's located within a residential cul-de-sac location.

Internally the ground floor comprises of a welcoming entrance hallway leading to a modern kitchen, sizeable reception room with sliding doors directly to the rear garden and another room currently used as a bedroom which could double as a second reception room. The ground floor is completed with a contemporary bathroom and a separate wc. To the first floor two double bedrooms are found (both with storage in the eaves and potential to extend into subject to planning permission) serviced by a family shower room.

Externally both the front and rear gardens are landscaped with ease of maintenance in mind with the rear boasting a westerly facing aspect with artificial lawn and a patio for outdoor dining while the front benefits from a block paved driveway providing access to a garage.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 5.2m x 2.4m (17'0" x 7'10")
to maximum points. UPVC double glazed window to side aspect, access to ground floor rooms, staircase to first floor, fitted storage unit, radiator and power points.

RECEPTION ROOM ONE 5.5m x 3.3m (18'0" x 10'9")
UPVC double glazed sliding door providing direct access to rear garden, feature gas fireplace with a stone surround, radiator and power points.

KITCHEN 5.6m x 2.4m (18'4" x 7'10")
UPVC double glazed windows to both rear and side aspect and an obscured door to side access. Range of matching wall and base units with work surface over with integrated slide and hide oven and an electric hob with extractor over. Space for American style fridge freezer and space and plumbing for a washing machine. Electric height adjustable worktop, one and a quarter sink and drainer with mixer tap over, tiled splashbacks, radiator and power points.

BEDROOM ONE / RECEPTION ROOM TWO 3.3m x 3.1m (10'9" x 10'2")
UPVC double glazed window to front aspect, storage space below stairs excluded from measurements, radiator and power points.

BATHROOM 1.6m x 1.3m (5'2" x 4'3")
UPVC obscured window to side aspect, bath with electric shower over with folding shower screen, wash hand basin, mirrored storage cupboard, tiled walls and a heated towel rail.

WC 1.3m x 0.8m (4'3" x 2'7")
UPVC obscured double glazed window to side aspect and a low level WC.

FIRST FLOOR

LANDING 2.5m x 1.1m (8'2" x 3'7")
Access to first floor rooms, access to loft via hatch and power points.

BEDROOM TWO 4m x 3.3m (13'1" x 10'9")
UPVC double glazed window to rear aspect, fitted wardrobe with sliding doors, storage cupboard in eaves, radiator and power points.

BEDROOM THREE 3.7m x 3.2m (12'1" x 10'5")
UPVC double glazed window to front aspect, storage cupboards into eaves, one of which housing Worcester combination boiler, radiator and power points.

SHOWER ROOM 2m x 1.6m (6'6" x 5'2")
Double glazed velux window, walk in electric shower cubicle, wash hand basin, low level WC, storage cupboards in eaves and over the stairs, half tiled walls and a radiator.

EXTERIOR

FRONT OF PROPERTY
Low maintenance front garden of mainly laid to patio along with a block paved driveway providing access to garage and gated side access to rear garden.

REAR GARDEN
Fences boundaries, mainly laid to artificial grass with a patio area for outdoor dining and a concrete path to bottom of the garden.

GARAGE 5.4m x 2.8m (17'8" x 9'2")
Up and over garage door.

TENURE
This property is freehold.

AGENT NOTE
This property is in council tax band C 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 Checker
<https://www.gov.uk/request-flooding-history>
Coal Mining and Conservation Areas
<https://www.gov.uk/guidance/using-coal-mining-information#coal-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-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.

