

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Goodwin Drive, Bristol, BS14

Approximate Area = 1116 sq ft / 103.6 sq m  
 Limited Use Area(s) = 21 sq ft / 1.9 sq m  
 Garage = 115 sq ft / 10.6 sq m  
 Total = 1252 sq ft / 116.1 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 2026. Produced for Davies & Way. REF: 1398156



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# DAVIES & WAY

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26 Goodwin Drive, Bristol, BS14 0DP



£340,000

A well cared for and spacious three bedroom home benefiting from a fantastic rear garden, driveway and garage.

- Semi detached
- Entrance hallway
- Lounge / dining room
- Kitchen
- Conservatory
- WC
- Three bedrooms
- Bathroom
- Garage and driveway
- Rear garden



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## 26 Goodwin Drive, Bristol, BS14 0DP

This well cared for three bedroom semi detached home, complete with a beautifully presented rear garden, offers an ideal opportunity for first time buyers and families alike.

The property is accessed via a useful porch, leading into a bright and welcoming entrance hallway which provides access to the ground floor accommodation. This comprises a generously sized lounge/dining room with sliding doors opening into the conservatory, a well proportioned kitchen, and a convenient ground floor WC. Upstairs, there are three well sized bedrooms, served by a modern family bathroom.

Externally, the home benefits from well kept gardens to both the front and rear. The landscaped rear garden features a patio area, lawn, and well stocked flower beds, while the front offers a driveway with dropped kerb access leading to the garage, providing off street parking and storage.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE PORCH 1.7m x 0.6m (5'6" x 1'11")

Double glazed obscured window and door to entrance hallway.

##### ENTRANCE HALLWAY 4.7m x 1.7m (15'5" x 5'6")

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

##### LOUNGE/DINING ROOM 6.6m x 3.7m (21'7" x 12'1" )

Double glazed window to rear garden and sliding patio doors leading to conservatory. Feature gas fireplace, radiator and power points.

##### KITCHEN 5.2m x 2.9m (17'0" x 9'6")

To maximum points. Double glazed windows to front and side aspect and a door leading to side access. Access to understairs storage cupboard, matching wall and base units with wood effect laminate worksurfaces over and tiled splashbacks. Spaces and plumbing for white goods, fitted extractor hood and a one and a quarter sink with mixer tap over. Wall mounted gas combination boiler, spotlight lighting, radiator and power points.

##### CONSERVATORY 2.9m x 2.7m (9'6" x 8'10")

Double glazed windows and French doors to rear garden and tiled flooring.

##### WC 1.6m x 0.8m (5'2" x 2'7")

Vanity basin unit with mixer tap over and tiled splashback to area, WC.

#### FIRST FLOOR

##### LANDING

Doors leading to first floor rooms, airing cupboard and access to loft via a hatch.

##### BEDROOM ONE 4.5m x 3.4m (14'9" x 11'1")

Double glazed window to front aspect, fitted wardrobes and drawer unit, radiator and power points.

##### BEDROOM TWO 3.4m x 2.9m (11'1" x 9'6")

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

##### BEDROOM THREE 3.4m x 2.1m (11'1" x 6'10" )

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

##### BATHROOM 2.2m x 2.1m (7'2" x 6'10")

Double glazed obscured window to side aspect, walk in electric shower cubicle, pedestal wash hand basin with hot and cold taps and a WC. Fully tiled walls, radiator and a heated towel rail.

### EXTERIOR

#### FRONT OF PROPERTY

Level lawn with raised flower beds to boundaries and laid to hardstanding driveway accessed via a dropped kerb and providing access to garage.

#### REAR GARDEN

Landscaped garden of level lawn, patio area for outdoor dining and well stocked flower beds. Mainly fenced boundaries and a timber storage shed.

##### GARAGE 4.2m x 2.4m (13'9" x 7'10")

Up and over garage door to front and a light.

### 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](http://www.gov.uk) website.

### ADDITIONAL INFORMATION

Purchasers are to be aware there are covenants on the property.

Local authority: Bristol City Council.

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

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

