

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	

## Francis Way, Bridgegate, Bristol, BS30

Approximate Area = 2007 sq ft / 186.4 sq m

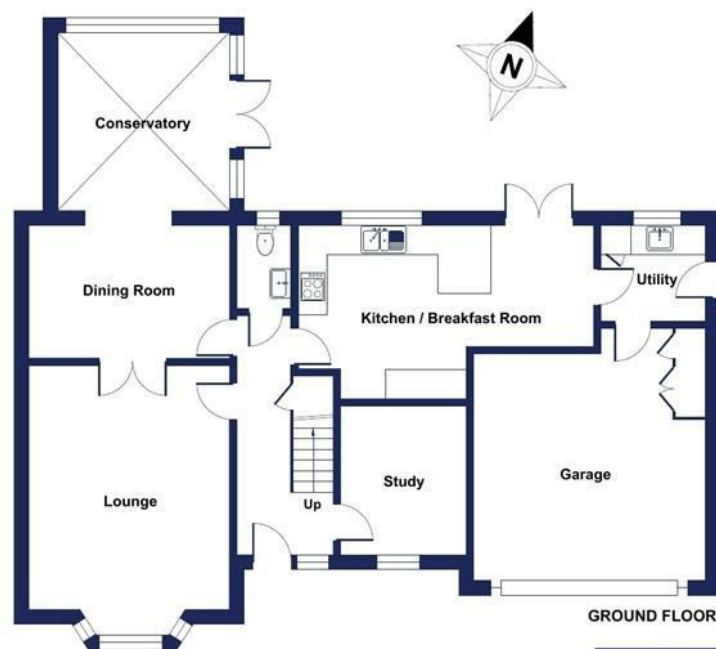
Garage = 253 sq ft / 23.5 sq m

Total = 2260 sq ft / 209.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1392801



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# DAVIES & WAY

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30 Francis Way, Bridgegate, Bristol, BS30 5WL



Guide Price £700,000

An attractive four double bedroom detached home that offers substantial accommodation throughout.

- Detached ▪ Three Reception rooms ▪ Conservatory ▪ Kitchen/Dining room ▪ Utility room ▪ Four double bedrooms ▪ Two En suites ▪ Family Bathroom ▪ Double Garage ▪ Gardens



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30 Francis Way, Bridgegate, Bristol, BS30 5WL

A fine example of an attractive four double bedroom detached home, measuring approximately ..... sq ft, and positioned within a highly desirable development that enjoys a pleasant outlook across adjoining green space and far-reaching views from several rooms.

Internally, the property offers spacious, high-quality accommodation throughout. The ground floor comprises a welcoming entrance hallway, a bay-fronted lounge with feature fireplace, a separate dining room leading to a delightful conservatory with a wood-burning stove, and a further reception room ideal as a snug or home office. The fitted kitchen/breakfast room enjoys direct access to the rear garden, while a useful utility room and a separate WC complete the ground floor layout. To the first floor, the home presents four generous double bedrooms, all enjoying either garden or open views, with two benefitting from modern en suite facilities. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property has recently undergone landscaping works. The front offers a block-paved driveway leading to a double garage, alongside a small lawn and pathway to the entrance. The enclosed rear garden provides a level lawn, a wraparound patio with a partially covered pergola, and well-stocked flower beds - creating an ideal space for outdoor entertaining and family enjoyment.

This rarely available style of home combines generous, well-appointed accommodation with a highly sought-after setting - perfectly placed for access to open green spaces, the Dramway, and excellent transport links to both Bath and Bristol, as well as nearby amenities and well-regarded local public houses.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 5m x 2m (16'4" x 6'6" )

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

RECEPTION ONE 4.6m x 4.1m into bay (15'1" x 13'5" into bay)

Double glazed bay window to front aspect overlooking neighbouring green space, feature gas flame effect fire with stone surround and mantel, radiators, power points, double doors leading to Reception Two.

RECEPTION TWO 4.1m x 2.8m (13'5" x 9'2" )

Opening with inset log store leading to conservatory, radiator, power points.

CONSERVATORY 3.4m x 3.5m (11'1" x 11'5" )

Dual aspect double glazed windows to rear and side aspects, double glazed French doors to side aspect providing access to rear garden, feature woodburning stove, radiator, power points.

RECEPTION THREE 3.1m x 2.7m (10'2" x 8'10")

Double glazed window to front aspect overlooking nearby green space, radiator, power points.

KITCHEN/BREAKFAST ROOM 6.1m x 3.5m narrowing to 2.5m (20'0" x 11'5" narrowing to 8'2")

Double glazed window to rear aspect overlooking rear garden, double glazed French doors with inset blinds to rear aspect overlooking and providing access to rear garden. Kitchen comprising range of matching soft close wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, range of integrated appliances including double electric oven and five ring gas hob with extractor fan over, space and power for upright fridge/freezer. Breakfast bar, power points, tiled splashbacks to all wet areas, door leading to utility room.

UTILITY ROOM 2.3m x 2m (7'6" x 6'6" )

Double glazed window to rear aspect, double glazed door to side aspect leading to garden, range of matching wall and base units with roll top work surface and inset stainless steel sink, space and plumbing for washing machine and tumble dryer, radiator, power points, tiled splashbacks to all wet areas, door providing integral access to garage.

WC 1.7m x 1.2m (5'6" x 3'11" )

Obscured double glazed window to rear aspect, matching two piece suite comprising pedestal wash hand basin and low level WC, radiator, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 4.8m x 1.9m (15'8" x 6'2")

Double glazed window to front aspect enjoying far reaching views. Access to loft via hatch, built in storage cupboard housing hot water cylinder, radiator, power points. Doors leading to rooms.

BEDROOM ONE 4.78m x 4.78m (15'8" x 15'8" )

(restricted headroom in places). Dual double glazed dormer windows to front aspect enjoying far reaching views, double glazed window to side aspect, three built in double wardrobes, radiators, power points, door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.5m x 1.9m (8'2" x 6'2" )

Obscured double glazed window to rear aspect, modern contemporary three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, an oversized walk in shower cubicle with shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

BEDROOM TWO 4.3m x 4m into bay (14'1" x 13'1" into bay )

Double glazed bay window to front aspect enjoying far reaching views, two built in double wardrobes, radiator, power points, door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.3m narrowing to 1.5m x 1.5m (7'6" narrowing to 4'11" x 4'11" )

Obscured double glazed window to side aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC and walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BEDROOM THREE 3.8m x 3.1m (12'5" x 10'2" )

Double glazed window to rear aspect overlooking rear garden, built in double wardrobe, radiator, power points.

BEDROOM FOUR 3.8m x 2.7m (12'5" x 8'10")

Double glazed window to front aspect overlooking nearby green space, built in double wardrobe, radiator, power points.

BATHROOM 2.5m x 1.9m (8'2" x 6'2" )

Obscured double glazed window to rear aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, panelled bath with centrally located 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 lawn with fenced boundaries, Ohme EV charger, blocked paved driveway providing parking for two vehicles accessed via dropped kerb and leading to the garage. Well stocked flower beds, path leading to front door.

REAR GARDEN

Well cared for rear garden mainly laid to a level lawn with wall and fenced boundaries, well stocked flower beds, wrap around patio seating area with pergola partially covering, gated path leading to front garden.

GARAGE 4.9m narrowing to 4.1m x 4.7m (16'0" narrowing to 13'5" x 15'5" )

Accessed via a electrically operated roller shutter door, integral access to utility room, two built in storage cupboards (one housing modern gas boiler), power and lighting.

TENURE

This property is freehold.

COUNCIL TAX

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

The property is in a coal mining area for which it is recommended a mining report is obtained.

Local authority: South Gloucestershire Council

Services: All services connected.

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

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

