

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A	100+	100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Whitfield Close, Bristol, BS16

Approximate Area = 995 sq ft / 92.4 sq m
Limited Use Area(s) = 173 sq ft / 16 sq m
Total = 1168 sq ft / 108.4 sq m

For identification only - Not to scale

FIRST FLOOR

GROUND FLOOR

DAVIES & WAY
CHARTERED SURVEYORS • ESTATE AGENTS

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2006. Produced for Davies & Way. REF: 1399713

14 Whitfield Close, Soundwell, Bristol, BS16 4PZ



£375,000

A recently constructed three double bedroom detached home that is marketed with no onward chain.

- Detached
- Entrance Hallway
- Lounge/Ground Floor Bedroom
- Dining/Family Room
- Kitchen
- Ground Floor Bathroom
- Two First Floor Bedrooms
- En-suite Shower Room
- Off Street Parking
- No Onward Chain

14 Whitfield Close, Soundwell, Bristol, BS16 4PZ

An excellent example of a recently constructed Eco-efficient, three bedroom detached home, offering versatile accommodation well suited to both downsizers seeking predominantly ground floor living as an alternative to a bungalow, and families looking to upsize.

Internally, the ground floor comprises a welcoming entrance hallway leading to a lounge or optional ground floor bedroom, alongside a spacious dining/family room with bi-folding doors providing direct access to the rear garden. This in turn opens into a modern fitted kitchen with a range of integrated appliances and a wall-mounted gas combination boiler. The ground floor accommodation is completed by a luxury three-piece family bathroom. To the first floor are two well-proportioned double bedrooms, one enjoying far-reaching views across the town, while the other benefits from a contemporary en-suite shower room.

Externally, the gardens have been landscaped with ease of maintenance in mind. The front provides a hardstanding driveway accessed via a dropped kerb, while the enclosed rear garden is mainly laid to stone chippings with a generous patio area ideal for entertaining. The property is offered to the market with no onward chain.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.5m x 1.0m (14'9" x 3'3")

Radiator, power points, understairs storage cupboard, stairs rising to first floor landing, doors leading to rooms.

LOUNGE/BEDROOM TWO 4.1m x 3.0m (13'5" x 9'10")

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

DINING/FAMILY ROOM 6.2m x 3.4m (20'4" x 11'1")

Double glazed window and bi-folding doors to rear aspect overlooking and providing access to rear garden. Radiator, power points. Opening leading to kitchen:

KITCHEN 4.5m x 2.9m (14'9" x 9'6")

Dual aspect double glazed windows to front and rear aspects. High quality kitchen comprising range of matching wall and base units with rolled top work surfaces, bowl and 1/4 stainless steel sink with mixer tap over, range of integrated appliances including electric oven, four ring electric hob with extractor fan over, integrated dishwasher, space and plumbing for washing machine, tumble dryer and upright fridge/freezer. Power points, splashbacks to all wet areas.

BATHROOM 3.6m x 1.6m (11'9" x 5'2")

Modern matching three piece suite comprising oversized wash hand basin with mixer tap over, low level WC, tiled bath with mixer tap and dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 1.5m x 1.10m (4'11" x 3'7")

Power points, doors leading to rooms.

BEDROOM ONE 5.1m x 4.0m to maximum points. (16'8" x 13'1" to maximum points.)

Double glazed window to rear aspect overlooking rear garden. Radiator, power points, door leading to en-suite shower room.

BEDROOM THREE 5.2m x 3.4m to maximum points. (17'0" x 11'1" to maximum points.)

Double glazed window to front aspect enjoying far reaching views, radiator, power points.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden that's mainly laid to hardstanding which is accessed via a drop kerb and provides off street parking.

REAR GARDEN

Low maintenance rear garden that's mainly laid to stone chippings with fenced boundaries, patio, gated rear access.

TENURE

This property is freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is D. 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 has the additional benefit of solar panels which are owned outright.

Local authority: Bath and North East Somerset

Services: All services connected.

Broadband speed: 1000mbps (Source - Ofcom).

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

