

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

Tanorth Road, Bristol, BS14

Approximate Area = 1363 sq ft / 126.6 sq m
Outbuilding = 23 sq ft / 2.1 sq m
Total = 1386 sq ft / 128.7 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: 1401671



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9 Tanorth Road, Whitchurch, Bristol, BS14 0LU



£400,000

A stylishly presented and versatile four bedroom link detached home, benefiting from a ground floor bedroom with ensuite shower room.

- Link detached ▪ Open plan layout ▪ Two reception rooms ▪ Kitchen ▪ Utility room ▪ Four bedrooms ▪ Ensuite/downstairs shower room ▪ Family bathroom ▪ Driveway ▪ Rear garden



9 Tanorth Road, Whitchurch, Bristol, BS14 0LU

This spacious link detached, four bedroom home is beautifully presented throughout and offers flexible, well designed accommodation.

The ground floor is accessed via an entrance vestibule leading into a welcoming hallway, which opens into an impressive open plan kitchen, dining and living space. Glazed double doors connect this area to an additional reception room, providing excellent versatility for modern living. The ground floor is further enhanced by a utility room, cloakroom, and a bedroom with en-suite facilities, making it ideal for multi generational living or guest accommodation. To the first floor, there are three well sized bedrooms, all served by a stylish family bathroom fitted with a contemporary four piece suite.

Externally, the property benefits from a driveway to the front, accessed via a dropped kerb, while the rear garden features a level lawn complemented by well stocked flower beds, creating an attractive outdoor space.

INTERIOR

GROUND FLOOR

ENTRANCE VESTIBULE 1.2m x 0.8m (3'11" x 2'7")
Double glazed obscured door to entrance hallway.

ENTRANCE HALLWAY 2.6m x 2.1m (8'6" x 6'10")
Doors leading to cloakroom and reception one, staircase to first floor and a radiator.

CLOAKROOM 1.6m x 0.7m (5'2" x 2'3")
Double glazed obscured window to entrance vestibule, corner vanity basin unit with a mixer tap over and a wall mounted storage cupboard above. Low level wc and tiled flooring.

RECEPTION ONE 5.6m x 4.8m (18'4" x 15'8")
Double glazed sliding door to rear garden, wooden glazed double doors to reception two and access to understairs storage cupboard. Fitted shelving unit, radiator and power points.

RECEPTION TWO 4.9m x 3m (16'0" x 9'10")
Double glazed window to rear garden, radiator and power points.

KITCHEN 3.2m x 2.5m (10'5" x 8'2")
Double glazed window to front aspect, door to utility, matching wall and base units with wood effect laminate work surfaces over and an overhang of work surface to create breakfast bar. Space and plumbing for dishwasher, oven with gas four ring hob and extractor hood over, porcelain sink with a mixer tap over and tiled splashbacks. Worcester gas combination wall mounted boiler in cupboard and power points.

UTILITY 2.8m x 1.9m (9'2" x 6'2")
Double glazed obscured door to rear garden and a door to bedroom four. Plumbing and spaces for white goods, tiled flooring, spotlight lighting, electric radiator and power points.

BEDROOM FOUR 3.3m x 2.5m (10'9" x 8'2")
Double glazed window to front aspect and a door to ensuite. Cupboard housing fuse box, electric radiator and power points.

ENSUITE 1.7m x 1.6m (5'6" x 5'2")
Walk in electric shower cubicle with sliding panel door, pedestal basin with mixer tap over and a low level wc. Wall mounted cupboard with mirrored doors, tiled flooring and walls to wet areas, spotlight lighting and a heated towel rail.

FIRST FLOOR

LANDING
Doors to first floor rooms and a power point.

BEDROOM ONE 4.8m x 3m (15'8" x 9'10")
Double glazed window to rear aspect, radiator and power points.

BEDROOM TWO 4.1m x 2.6m (13'5" x 8'6")
Double glazed window to front aspect, radiator and power points.

BEDROOM THREE 3m x 2m (9'10" x 6'6")
Double glazed window to front aspect, radiator and power points.

BATHROOM 2.9m x 1.7m (9'6" x 5'6")
Double glazed obscured window to side aspect, bath with mixer tap over and a walk in shower cubicle off mains with a waterfall overhead attachment. Vanity basin unit with a mixer tap over and a wc with hidden cistern. Access to loft via a hatch, tiled floors and walls to wet areas, heated towel rail.

EXTERIOR

FRONT OF PROPERTY
Level lawn and laid to hardstanding driveway accessed via a dropped kerb with low level brick wall boundaries.

REAR GARDEN
Mainly laid to lawn with fenced boundaries, well stocked flower beds and a timber storage shed.

TENURE
This property is freehold. There is a rent charge payable of £11 per annum.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band D 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
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).

