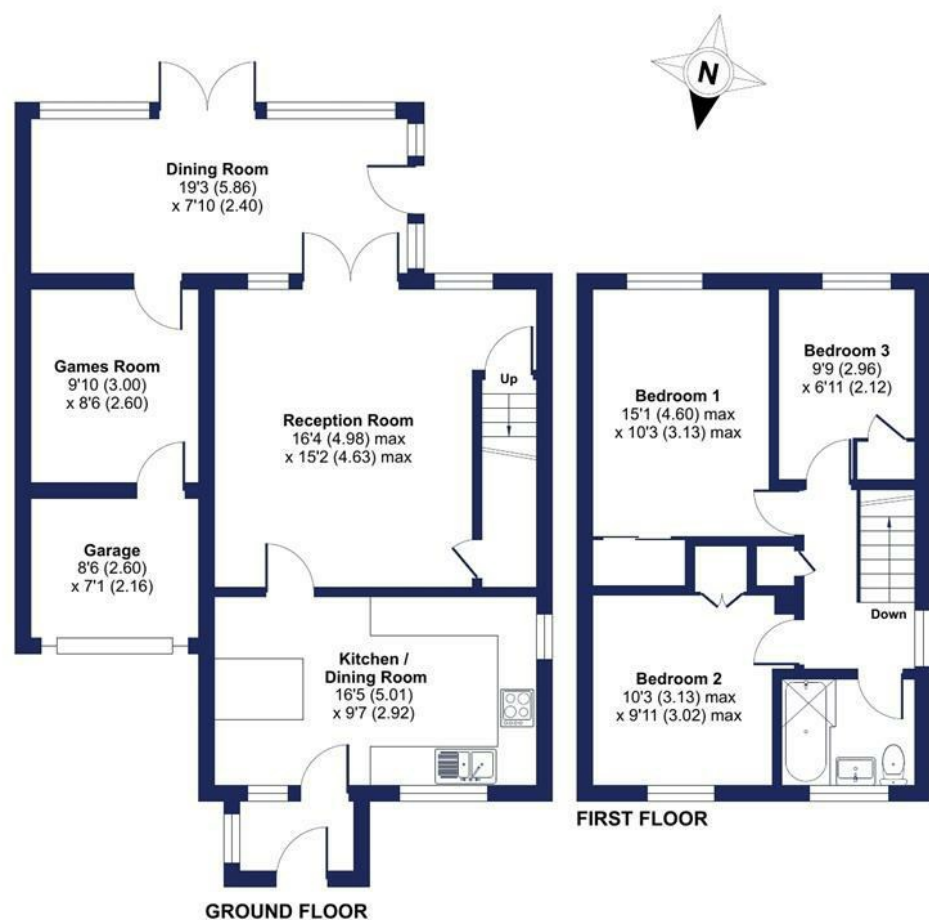


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Taynton Close, Bitton, Bristol, BS30

Approximate Area = 1115 sq ft / 103.5 sq m
Garage = 60 sq ft / 5.5 sq m
Total = 1175 sq ft / 109 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 2025. Produced for Davies & Way. REF: 1315353



www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

3 Taynton Close, Bitton, Bristol, BS30 6JZ



Offers In The Region Of £385,000

A three bedroom detached home that has been sympathetically extended, located in a quiet residential cul-de-sac.

- Detached
- Three reception rooms
- Kitchen/Diner
- Three bedrooms
- Family bathroom
- Driveway
- Rear garden
- Store



3 Taynton Close, Bitton, Bristol, BS30 6JZ

This well presented, three-bedroom detached home is tucked away in a quiet residential cul-de-sac and has been thoughtfully extended to provide versatile accommodation.

Upon entering, a welcoming entrance porch provides access to a full-width kitchen and dining area benefiting from integrated appliances. From here, a door leads to a generous lounge which further connects to a bright and airy second reception room, which features French doors opening onto the rear garden, as well as access to a third flexible reception space, perfect for a home office, playroom or snug. Upstairs, you'll find three well proportioned bedrooms, all benefiting from built-in wardrobes, along with a contemporary family bathroom.

Outside has been designed with low maintenance in mind, the front garden features a block-paved driveway accessible via a dropped kerb, while the rear garden offers a combination of patio and raised decking ideal for alfresco dining, complemented by artificial lawn.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 1.5m x 1m (4'11" x 3'3")

Double glazed obscured door and panel window leading to kitchen/diner. Window to side aspect and spotlight lighting.

KITCHEN/DINER 5m x 2.9m (16'4" x 9'6")

Double glazed windows to both front and side aspects and a door leading to reception room one. Matching wall and base units with roll top work surfaces over and integrated appliances including fridge/freezer, dishwasher, washing machine, double oven and a gas hob with extractor hood over. Matching breakfast bar with some storage below, porcelain one and a quarter sink with mixer tap over and tiled splashbacks. Radiator and power points.

RECEPTION ROOM ONE 4.9m x 4.6m (16'0" x 15'1")

to maximum points. Double glazed windows and French doors to reception room two, stone mantle fireplace and a staircase to first floor with storage cupboard below. Radiators and power points.

RECEPTION ROOM TWO 6m x 2.5m (19'8" x 8'2")

Double glazed French doors and windows to rear garden and a door to reception room three. Spotlight lighting and power points.

RECEPION ROOM THREE 3m x 2.5m (9'10" x 8'2")

Door accessing store and power points.

FIRST FLOOR

LANDING 2.9m x 1.8m (9'6" x 5'10")

Double glazed window to side aspect, doors to first floor rooms and a storage cupboard. Access to loft via a hatch and power points.

BEDROOM ONE 4.6m x 2.8m (measured into wardrobe) (15'1" x 9'2" (measured into wardrobe))

Double glazed window to rear aspect, built in wardrobe with sliding mirrored doors, radiator and power points.

BEDROOM TWO 3m x 2.8m (excluding wardrobe) (9'10" x 9'2" (excluding wardrobe))

Double glazed window to front aspect, built in wardrobe, radiator and power points.

BEDROOM THREE 2.9m x 2.1m (measured into wardrobe) (9'6" x 6'10" (measured into wardrobe))

Double glazed window to rear aspect, built in wardrobe with folding door, radiator and power points.

BATHROOM 2m x 1.6m (6'6" x 5'2")

Double glazed obscured window to front aspect, panelled bath with mixer tap and shower off mains with rainfall shower head over and a glass panel. Vanity unit with wash hand basin and mixer tap over, low level WC, tiled splashbacks to all wet areas and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Block paved driveway accessed via dropped kerb, steps leading to front door, evergreen hedge to front boundary and gated side access to garden.

REAR GARDEN

Landscaped with artificial lawn with flower beds edges and a choice of patio areas and decking for outdoor dining. Gated side access to front and fenced boundaries.

STORE 2.7m x 2.1m (8'10" x 6'10")

Partially converted garage with space for storage. Roll up garage door to front and an interior pedestrian door to reception room three. Lighting and power points.

TENURE

This property is freehold.

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

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

Local authority: South Gloucestershire

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

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

