

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	77	
(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	



Total Area: 107.1 m<sup>2</sup> ... 1153 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.

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.

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

8 Stephens Drive, Barrs Court, Bristol, BS30 7AA



£395,000

A very well presented semi detached home set back from the road with a generous kitchen leading to a vaulted ceiling family room and is located in a popular area.

- Set back from the road
- Driveway
- Electric Charging point
- Beautifully extend kitchen family space
- Office
- enclosed rear garden with open views
- Low maintenance rear garden
- Modern contemporary bathroom
- Well located for local shops and amenities





## 8 Stephens Drive, Barrs Court, Bristol, BS30 7AA

Nestled in a tucked away position within the sought after Bars Court area, this delightful semi detached home enjoys a peaceful setting set back from the road, complemented by a charming green outlook to the rear.

Upon entering, you are welcomed by a spacious hallway, with a generous study directly ahead, ideal for home working or quiet retreat. To the right, the inviting sitting room offers pleasant views over the front green, creating a calm and relaxing atmosphere.

Continue through to the rear of the property where you will discover a truly impressive kitchen diner, perfectly designed for modern living and entertaining. This stunning space flows seamlessly into a vaulted ceiling family room, bathed in natural light and overlooking the garden and greenery beyond.

Upstairs, the first floor hosts three well proportioned bedrooms alongside a beautifully presented family bathroom.

Outside, the enclosed rear garden has been thoughtfully arranged for both entertaining and relaxation. A wonderful spot to enjoy sunny days with family and friends.

### ENTRANCE HALL

Entry via a modern contemporary door. Tiled floor. Sky light and ceiling spot lights. Space to hang coats. Stairs to first floor.

### SITTING ROOM 3.21 x 4.88 (10'6" x 16'0")

A nice size room which is bright and light due to two double glazed windows over looking the front of the property. Coved ceiling. Fireplace with a space for an inset electric fire and a wood mantle above. Built in cupboard in the alcove. Modern vertical radiator.

### OFFICE 4.90 x 2.15 (16'0" x 7'0")

Two roof lights. laminate flooring. Electric heater.

### KITCHEN AREA 4.87 x 3.21 (15'11" x 10'6")

There is a range of wall and base units with black laminate work tops and white tiled splashbacks. White inset sink and drainer with a mixer tap. built in washing machine, dishwasher and cooker hood. Space is provided for a range style cooker and in a cupboard under the stairs a clever use of space is where a fridge freezer can be located and their is space for a washing machine. There are some useful storage shelves and hanging utensils rail for a practical kitchen layout. There is laminate flooring which flow though out the kitchen and flows into the dining / family room. Opening to

### DINING / FAMILY ROOM 4.33 x 3.80 (14'2" x 12'5")

A great space directly from the kitchen which offers connectivity for any family or entertaining with a vaulted ceiling with two large ceiling windows allow light to flood into the room and the kitchen whilst to the rear of the room is further double glazed window across the rear of the room and double glazed French doors lead out to the garden. There is space for a family size table and built in seats also provide clever storage underneath. further nice touched include the laminate flooring flowing in from the kitchen and three quarter height wall panelling to one of the walls gives the room a homely feel.

### LANDING

Loft access and a radiator which has a wood cover and provides a mantle.

### BEDROOM 3.27 x 2.97 (10'8" x 9'8")

Double glazed window with a rear aspect. Laminate flooring. Sliding doors to a wardrobe. Coved ceiling. Wall lights each side of the bed.

### BEDROOM 3.27 x 2.74 (10'8" x 8'11")

Double glazed window. Radiator. laminate flooring

### BEDROOM 2.38 x 2.09 (7'9" x 6'10")

Double glazed window with adjustable shutters. Laminate flooring. Wood panelling to one wall.

### BATHROOM

A real touch of luxury with a contemporary bath which has claw feet a shower over comprising a rainfall shower a personal shower and a glass screen. Traditional radiator with a towel rail. Toilet. vanity sink with a mixer tap and wall lights above.. Part tiled walls with a subway style tiles. Ceiling spot lights. Tiled floor.

### OUTSIDE

#### FRONT

Driveway for two vehicles and a electric charging point. Pathway leads to the front door. Lawned area.

#### REAR GARDEN

The garden enjoys a nice open aspect and is enclosed by fencing to side and rear with a side gate offering access from the front of the property. Mainly laid with decking offering two separate areas and a further patio area.

#### TENURE

Freehold

#### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is C. 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. South Gloucestershire Services. All mains services connected  
Broadband. Ultrafast 1000 mps Source Ofcom  
Mobile phone. EE O2 Three Vodafone. All good outdoor signal. Source Ofcom

