

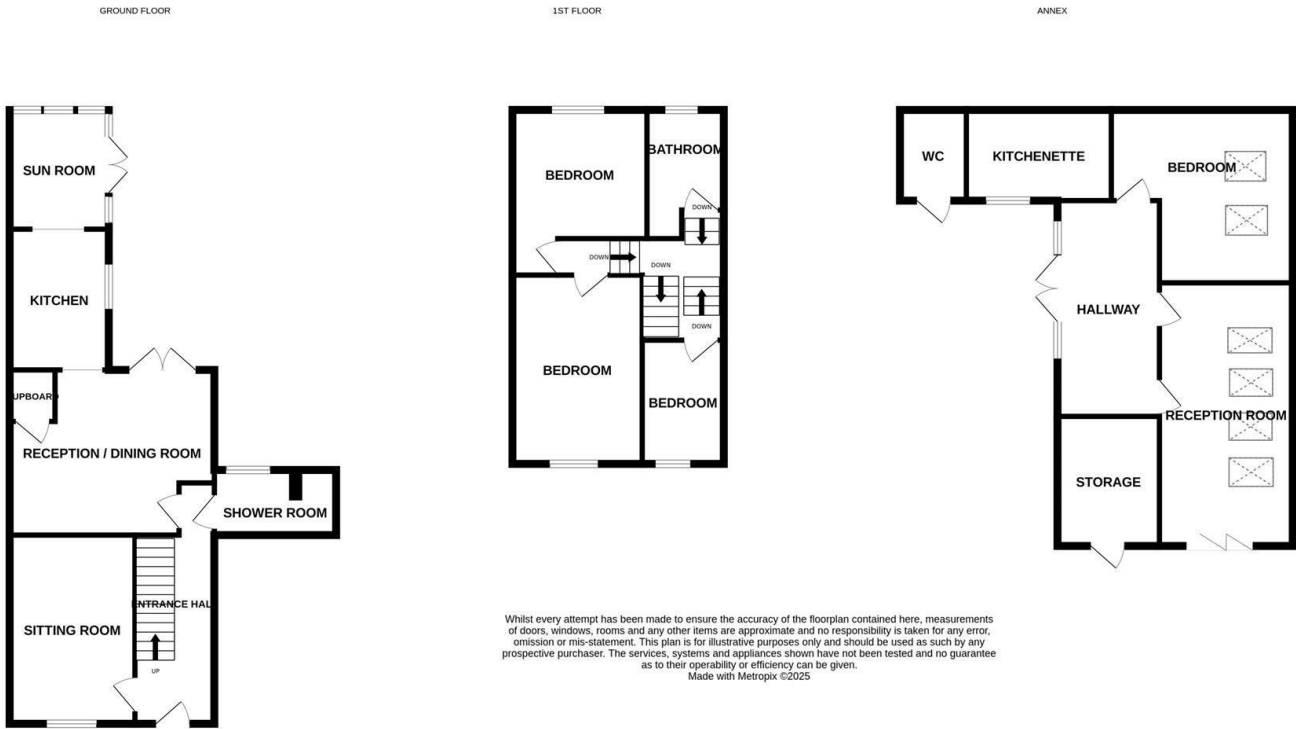
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

The Laurels 12 High Street, Warmley, Bristol, BS15 4ND



£450,000

A beautifully presented end terraced period home packed full of charm and character with many period features, a mature private garden to the rear, a gated driveway leading to parking and an home office / annex.

- Lovely period home with many original features
- Generous rear reception flows into the kitchen and traditional doors lead out to the garden
- Relaxing sun room over looking the garden
- Three good sized bedrooms
- Enclosed mature rear garden
- Gated access to a parking area
- Separate annex / home office
- Warmley Forest Park close by
- Bristol to Bath Cycle path only 250 meters away
- Grade II listed

www.daviesandway.com
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The Laurels 12 High Street, Warmley, Bristol, BS15 4ND

Well positioned on the vibrant High Street in Warmley, this charming end terrace Grade II listed house offers a delightful blend of character and modern living. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The three well-appointed bedrooms ensure comfort for family and guests alike, while the two bathrooms, including a convenient shower room, cater to the needs of a busy household.

One of the standout features of this home is the beautiful mature garden, a perfect sanctuary for those who appreciate outdoor space. The garden is not only a lovely spot for gardening enthusiasts but also an ideal area for children to play or for hosting summer gatherings. Additionally, the delightful sun room invites natural light into the home, creating a warm and inviting atmosphere.

For those who work from home or require extra space, the separate annex serves as an excellent home office or guest suite, providing privacy and versatility. This property is packed full of charm and character, making it a unique find in the Warmley area.

With its prime location and ideal for access into Bristol via the road network or the Bristol and Bath cycle track only 250 metres away, and if you want to enjoy the countryside Warmley Forest Park is close by, this end terrace house is perfect for families or professionals seeking a comfortable and stylish home. Don't miss the opportunity to make this enchanting property your own.

In fuller detail the accommodation comprises (all measurements are approximate)

ENTRANCE HALL

Traditional front door with glass transom above. Corniced ceiling and dado rail. Wooden staircase with a traditional carpet runner and under stair storage cupboards.

FRONT RECEPTION 4.26 x 2.82 (13'11" x 9'3")

Double glazed window with a front aspect. Corniced ceiling. Stone fireplace surround with a tile hearth and a wood burner stove inset. Traditional deep skirting boards. Wall lights.

GROUND FLOOR SHOWER ROOM 2.75 x 1.44 (9'0" x 4'8")

Double glazed high level frosted window. Vanity basin. Toilet. Walk in shower. Heated towel rail. Tiled floor. Ceiling spot lights .

REAR RECEPTION ROOM 3.75 x 4.55 max (12'3" x 14'11" max)

A beautiful family room with space for a dining table and a sofa making a lovely room to socialize. Beautiful glass panel wood doors with a stained glass transom above leads out to the garden. Deep traditional skirting boards. Radiator. Cupboard for storage and houses the boiler.

KITCHEN 3.17 x2.11 (10'4" x6'11")

Range of blue wall units with under lights and base units with a pan rack giving plenty of storage space. Wooden worktop and a Belfast sink. Subway style splashback. Double glazed window. Space for a gas cooker, fridge freezer, and slimline dishwasher. A couple of steps up to

SUN ROOM 2.48 x 2.74 (8'1" x 8'11")

Double glazed window to rear and side. Double glass panel doors to the side leads out to the garden. Radiator. This really is a wonderful place to sit and relax with a cup of tea or a glass of wine.

UPSTAIRS

LANDING

Split level gives access to all the rooms. Wooden floors and a dado rail, Loft access via a drop down ladder to a huge space which has been partially converted but offers further huge potential.

BEDROOM 1 4.30 x 2.97 (14'1" x 9'8")

Double glazed window with a front aspect. Corniced ceiling and a centre ceiling rose. Lovely wooden floors. Radiator.

BEDROOM 2 308 x 2.95 (1010'5" x 9'8")

Double glazed window with a rear aspect. Corniced ceiling. Radiator.

BEDROOM 3 2.80 x 1.82 (9'2" x 5'11")

Double glazed window, Corniced ceiling. Radiator.

BATHROOM 2.94 max x 1.75 (9'7" max x 5'8")

Double glazed window. Panel bath with a mixer tap and a personal shower attachment. Pedestal basin. Toilet. Wood floors. Part tiled walls.

OUTSIDE REAR GARDEN

A real gem of a garden. Enclosed by wall and fence. Filled with mature trees, plants and shrubs with a lawned area . Immediately outside the sun room is a patio area and a side gate leading to a driveway which has a gated access and leads down to a parking area. A decked area with a pergola makes a delight place for alfresco dining. To the rear of the garden a gate leads to the parking and the annex / home office

HOME OFFICE / ANNEX

ENTRANCE HALL / RECEPTION 4.88 x 2.30 (16'0" x 7'6")

Entry via double glass doors with double glazed windows each side. Ceiling spot lights. Electric panel heater.

KITCHENETTE 3.26 x 2.07 (10'8" x 6'9")

Double glazed window. Base units with cupboards and drawers with a wood worktop. Stainless steel sink with a mixer tap. Tiled splashback. Ceiling spot lights. Electric panel heater.

BEDROOM / OFFICE 4.15 narrow to 3.02 x 2.92 narrows to 2.10 (13'7" narrow to 9'10" x 9'6" narrows to 6'10")

Two skylights. Electric panel heater.

MAIN RECEPTION / OFFICE 5.95 x 3.02 (19'6" x 9'10")

Four skylights and three panel bi fold doors. Ceiling spot lights. Panel heater.

TOILET 2.06 x 1.51 (6'9" x 4'11")

Toilet and a wash hand basin

EXTERNALLY

An electric gated entrance with a shared driveway leads up to the Annex where there is parking for four cars

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, 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 signal EE O2 Three Vodafone outside all likely Source Ofcom Property is located within a coal mining reporting area

