

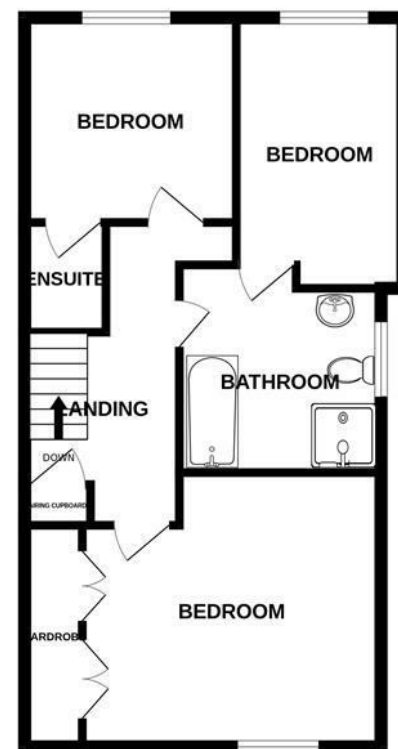
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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77 Tower Road South, Warmley, Bristol, BS30 8BP



£425,000

A deceptively spacious three bedroom character property in a highly sought after location, offering impressive living space, ample off street parking, and a private enclosed rear garden. Combining charm with practicality, this attractive home is ideal for families and professionals alike.

- Three good bedroom
- Bathroom, ensuite shower room ground floor WC
- Wow factor living space
- Ample off street parking
- Deceptively spacious accommodation
- Enclosed rear garden
- Wood burner stove
- No onward chain
- Available for the first time in 30 years
- Bristol 7.5 miles Bath 8.1 miles



77 Tower Road South, Warmley, Bristol, BS30 8BP

Beautifully presented and offering generous accommodation throughout, this extended three bedroom character cottage is available for the first time in 30 years and situated in a popular suburb of Bristol and provides a superb blend of period charm and modern convenience. The property further benefits from ample off street parking and a private enclosed rear garden.

Internally, the accommodation features a spacious character sitting room centred around a wood-burning stove, creating a warm and inviting focal point. To the rear, a stunning, well appointed family room enjoys French doors opening onto the garden and offers ample space for both relaxing and dining, making it a stylish and practical hub of the home. A useful downstairs cloakroom completes the ground floor.

Upstairs, the first floor comprises three well-proportioned double bedrooms, including a generous principal bedroom with an en-suite shower room. The remaining bedrooms are served by a modern family bathroom, making the property ideal for families, professionals or those seeking flexible living accommodation.

Situated in a popular suburb on the eastern outskirts of Bristol, Tower Road South enjoys a convenient location with excellent access to both Bristol and Bath. The area is well served by a range of local amenities, including supermarkets, independent shops, cafés, schools and leisure facilities, making it an ideal choice for families and professionals alike.

For commuters, the property offers easy access to the A4174 Ring Road, the A420 and the M4 motorway, while nearby Keynsham railway station provides direct services to Bristol Temple Meads, Bath Spa and London Paddington. Regular bus services also operate throughout the area.

Warmley is renowned for its abundance of green spaces, with Warmley Forest Park, Siston Common and the Bristol to Bath Railway Path all close by, offering excellent opportunities for walking, cycling and outdoor recreation. The nearby Gallagher Retail Park and Longwell Green Retail Park provide an extensive selection of high street retailers, supermarkets, restaurants and leisure facilities.

Combining excellent transport links, everyday convenience and access to open countryside, Warmley remains one of the most sought after residential locations on the eastern side of Bristol.

ENCLOSED PORCH 1.06 x 1.81 to cupboards (3'5" x 5'11" to cupboards)

Entered via a contemporary front door with an inset glazed panel, complemented by a double glazed side window allowing plenty of natural light. The entrance hall features tiled flooring and benefits from built in storage cupboards, providing practical space for coats and shoes. A glazed wooden door leads through to the sitting room.

SITTING ROOM 4.32 x 3.77 (14'2" x 12'4")

A charming and characterful reception room featuring wood flooring and a wood burning stove set within an attractive brick fireplace with matching hearth, creating a warm and inviting focal point. Alcoves to either side incorporate useful low level storage cupboards, while a double-glazed window provides plenty of natural light. A glazed wooden door leads through to the family room.

FAMILY ROOM 8.79 max x 4.28 max (28'10" max x 14'0" max)

A superb and versatile family room offering flexible living and dining space, ideal for modern family life. Practical laminate flooring runs throughout, while double glazed French doors provide direct access to the rear garden. Two roof lights and a charming arched side aspect window allow an abundance of natural light to flood the room, creating a bright and airy atmosphere. The room is further enhanced by ceiling spotlights, feature wall lighting and a useful built in storage cupboard. Oak spindle turning stair case rising from the dining area to the first floor, and a radiator completes the accommodation.

CLOAKROOM 1.39 x 1.21 (4'6" x 3'11")

Fitted with a wall-mounted wash hand basin incorporating a mixer tap and tiled splashback, together with a low-level WC. Finished with ceiling spotlights, an extractor fan and a radiator.

KITCHEN 4.15 x 2.90 (13'7" x 9'6")

A generous and characterful kitchen fitted with a range of attractive wood fronted wall and base units incorporating cupboards and drawers, complemented by a traditional plate rack and display cabinet. Laminate worktops with tiled splashbacks incorporate an inset one and a half bowl sink with a mixer tap. There is a range style cooker and space for an American style fridge freezer, together with plumbing for a washing machine, while an integrated dishwasher provides added convenience. Tiled stone floor.

Ceiling spotlights enhance the space, and double glazed French doors open directly onto the rear garden, allowing plenty of natural light and creating an excellent connection between the kitchen and outdoor entertaining space.

FIRST FLOOR

LANDING

Roof light providing excellent natural light. Access to the loft space. Useful built in storage cupboard.

BEDROOM 3.82 x 3.45 to wardrobes (12'6" x 11'3" to wardrobes)

A generous double bedroom with a double glazed window to the front aspect, allowing plenty of natural light. Character ceiling beams add charm and individuality, while built in wardrobes provide excellent storage.

BEDROOM 4.26 max x 2.29 extends to 2.65 (13'11" max x 7'6" extends to 8'8")

A spacious double bedroom with a double glazed window overlooking the rear garden. The vaulted ceiling with exposed character beams creates a wonderful sense of space and adds to the room's charm. Finished with laminate flooring and a radiator, the room also benefits from built in wardrobes and a fitted dressing table, providing excellent storage. A door offers direct access to the family bathroom, creating a convenient Jack-and-Jill arrangement.

BEDROOM 3.66 x 2.94 (12'0" x 9'7")

A well proportioned double bedroom with a double glazed window providing plenty of natural light. Finished with laminate flooring and a radiator, the room also benefits from access to the loft space. A door leads directly to the en-suite shower room

ENSUITE

Fitted with a fully tiled shower enclosure with a glazed door and thermostatic shower. Contemporary vanity unit incorporating a wash hand basin with storage beneath and a concealed cistern WC with a useful display shelf above. Complemented by tiled splashbacks, a roof light providing natural light, and a chrome heated towel rail.

BATHROOM 2.49 x 2.65 (8'2" x 8'8")

Fitted with a panelled bath and a separate shower enclosure comprising a white shower tray, glazed sliding door and Aqua panel wall boards, complete with a thermostatic shower. The suite also includes a vanity unit incorporating a wash hand basin with a mixer tap and storage beneath, together with a low-level WC. A double glazed obscure window provides natural light and privacy, while laminate flooring and a chrome heated towel rail complete the room.

OUTSIDE

FRONT

A generous driveway provides off street parking for multiple vehicles. The frontage is bordered by mature hedging to one side and a low level stone wall to the other, creating an attractive approach to the property.

REAR GARDEN

The enclosed rear garden has been thoughtfully designed to provide an excellent space for both relaxing and entertaining. A paved patio extends directly from the rear of the property, creating the perfect setting for al fresco dining. The remainder of the garden is laid to lawn and complemented by well stocked flower borders, with a mature apple tree situated at the far end.

The garden is enclosed by a combination of fencing and mature hedging, offering a good degree of privacy, and further benefits from a side access gate and an outside tap.

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. EE O2 Three Vodafone all good outdoor signal. Source Ofcom property is located within a coal mining reporting area

