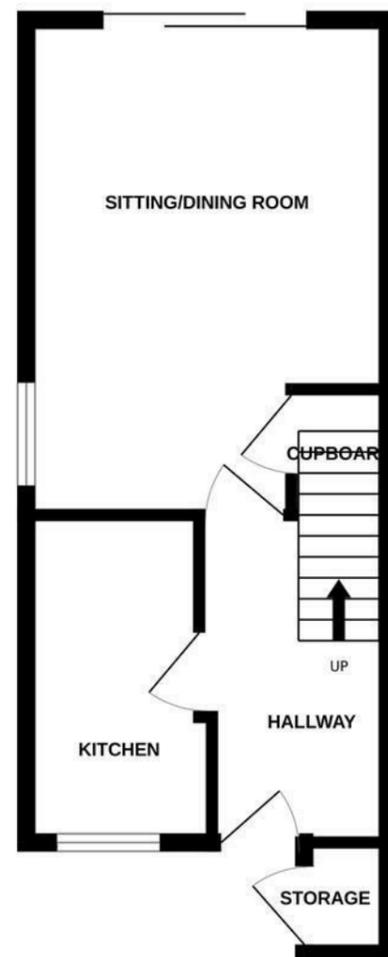


489 Bath Road, Saltford, Bristol, BS31 3BA  
Tel: 01225 400400 email: saltford@daviesandway.com

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

GROUND FLOOR

1ST FLOOR



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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12 Dunster Gardens, Willsbridge, Bristol, BS30 6UR



£265,000

Located within close proximity to well regarded schools whilst enjoying an enviable position overlooking woodland, this two bedroom semi detached home is ideal for those looking to up size or alternatively first time purchasers.

- Front and rear garden
- Garage
- Driveway for 2/3 cars
- Nice front outlook to woodland
- Close to well regarded schools
- Two bedroom
- Tucked away location
- Ideal first time buyers home

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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.

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## 12 Dunster Gardens, Willsbridge, Bristol, BS30 6UR

A two-bedroom semi-detached home situated in a sought-after position at the end of a cul-de-sac, offering bright and airy accommodation throughout.

Internally, the property is entered via a hallway which leads to the sitting/dining room and the kitchen. The home would benefit from some updating but offers excellent potential.

On the first floor there are two well-proportioned bedrooms, one of which benefits from built-in storage, along with a well-presented bathroom.

Externally, the property enjoys a pleasant setting with a rear garden and woodland directly opposite the home. Additional benefits include off-street parking and a single garage. The property is also conveniently located close to local cycle tracks, and you may even be lucky enough to hear the heritage steam trains from nearby Avon Valley Railway at Bitton.

### HALLWAY

Entry via modern door with two frosted panels. Staircase leads to the first floor with open storage below.

### SITTING / DINING ROOM 4.81 x 3.62 (15'9" x 11'10")

Double glazed window to a side aspect. Double glazed patio door to the rear. radiator. Under stairs cupboard.

### KITCHEN 1.81 x 3.19 (5'11" x 10'5")

Double glazed window with a front aspect. wall and base units with laminate worktops. Stainless steel sink and drainer. Space for a washing machine, an electric oven and a fridge and freezer. tiled splash back

### LANDING

Loft access

### BEDROOM 3.64 x 2.84 (11'11" x 9'3")

Double glazed window with a rear aspect. radiator.

### BEDROOM 3.64 x 2.63 (11'11" x 8'7")

Double glazed window with a front aspect. Radiator. Cupboard which house the combi boiler and further storage space.

### BATHROOM 1.70 x 1.89 (5'6" x 6'2")

Double glazed window frosted with a side aspect. panel bath with a shower over and a mixer tap with a personal shower attachment. Part tiled walls. Vinyl flooring. heated towel rail.

### OUTSIDE

#### FRONT

There is a external storage cupboard. Canopied porch

with a tiled floor. A pathway leads from the kerb with a driveway to the side for 2/3 car which leads to a garage. Small lawn area.

### REAR GARDEN

Directly outside is a patio area ideal for alfresco dining. A few steps up lead to an L shaped garden which is laid mainly to lawn and is enclosed by fencing and hedging. There is gated side access.

### GARAGE 5.13 x 2.60 (16'9" x 8'6")

Up and over door.

### TENURE

Freehold.

### COUNCIL TAX BAND

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 B. 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 1000mps source Ofcom. Mobile phone EE Three O2 Vodafone. All good outdoor signal. Source Ofcom

