


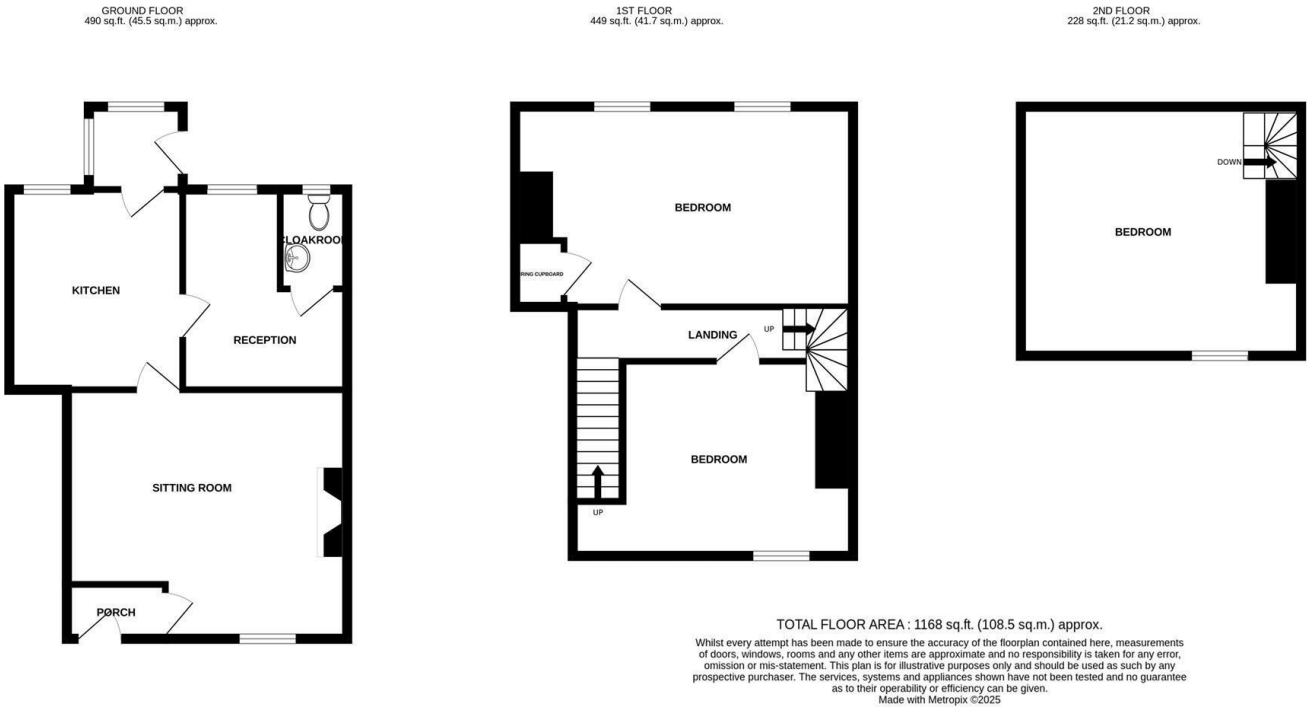
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>63</b>	<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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68 Willsbridge Hill, Willsbridge, Bristol, BS30 6EU



£375,000

A historic townhouse full of period charm well positioned for Bristol or Bath and offered with no onward chain.

- Historic Grade II Listed townhouse
- Requires updating
- Three spacious bedrooms
- Two reception rooms
- Large rear garden
- No onward chain
- Beautiful rural walks close by
- Well positioned for access to Bristol or Bath
- 1.3 mile to Keynsham Train Station



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## 68 Willsbridge Hill, Willsbridge, Bristol, BS30 6EU

Located in the charming area of Willsbridge, this townhouse presents a unique opportunity for those seeking a blend of character and potential. With three spacious floors, this Grade II Listed home offers generous living areas that could be perfect for both relaxation and entertaining.

The property boasts a substantial rear garden that could provide a tranquil outdoor space to enjoy the beauty of nature; ideal for gardening enthusiasts or families looking for a safe play area for children. Its prime location ensures easy access to both Bristol and Bath, making it a convenient choice for commuters and those wishing to explore the vibrant culture and amenities of these two cities.

This home is a rare find, offering the chance to update and personalise a property steeped in history. With no onward chain, you can move forward with your plans without delay. Whether you are a first-time buyer, a growing family, or an investor, this townhouse is a wonderful opportunity to create a truly special residence. Don't miss your chance to make this charming property your own.

The location offers the best of connectivity to the main cities whilst being well located for the countryside and some delightful walks.

### ENTRANCE PORCH

Entry via a glazed wood front door. Exposed stone wall. Window with view into sitting room. High level box with electric consumer unit. Door to

### SITTING ROOM 4.44 x 5.00 max (14'6" x 16'4" max)

Original sash windows with a front aspect and shutters each side. Stone fireplace with an open fire. Open staircase leads to the first floor. Wood latch door leads into

### KITCHEN 3.63 x 3.09 (11'10" x 10'1")

Double glazed window with a rear aspect to the garden. Half glazed wooden stable style door. Wall and base units with laminate worktops. Sink with mixer taps. Electric cooked point. Space for a fridge freezer. Worcester boiler. Exposed stone wall.

### REAR RECEPTION 3.60 narrows to 1.79 x 2.95 narrows to 1.76 (11'9" narrows to 5'10" x 9'8" narrows to 5'9")

Double glazed window. Radiator.

### CLOAKROOM 1.74 x 1.03 (5'8" x 3'4")

Wood latch door. Double glazed frosted window. Toilet. Hand basin.

### REAR LOBBY

Double glazed windows and double glazed door leads to the garden. Space and plumbing for a washing machine.

### LANDING

Stairs lead down to the ground floor and a separate staircase leads to the second floor.

### BEDROOM 5.01 max x 3.47 (16'5" max x 11'4")

Original sash window. Vanity basin and a shower enclosure. Shelf space

### BEDROOM 6.36 x 5.97 (20'10" x 19'7")

Two double glazed windows. Character beams. Loft access. Shower cubicle and a vanity sink. Cupboard with a hot water tank. Radiator.

### SECOND FLOOR BEDROOM 5.00 max x 4.57 (16'4" max x 14'11")

Original sash window. Shower cubicle and a sink. Loft access. Character beam.

### FRONT GARDEN

Original stone walls to front and side. Pathway leads to the front door. Level lawn area.

### REAR GARDEN

A gardeners paradise just waiting to put your stamp on it. Generous in size with a pond and enclosed by part fencing and hedging. Courtyard space directly outside the house a few steps up leads to the garden.

### 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 Service. All mains services connected Broadband. Ultrafast 1000mps. Source Ofcom Mobile phone. EE O2 Three Vodafone all good outside signal. Source Ofcom Grade II listed property Located within a low risk flooding area. Source GOV.UK

