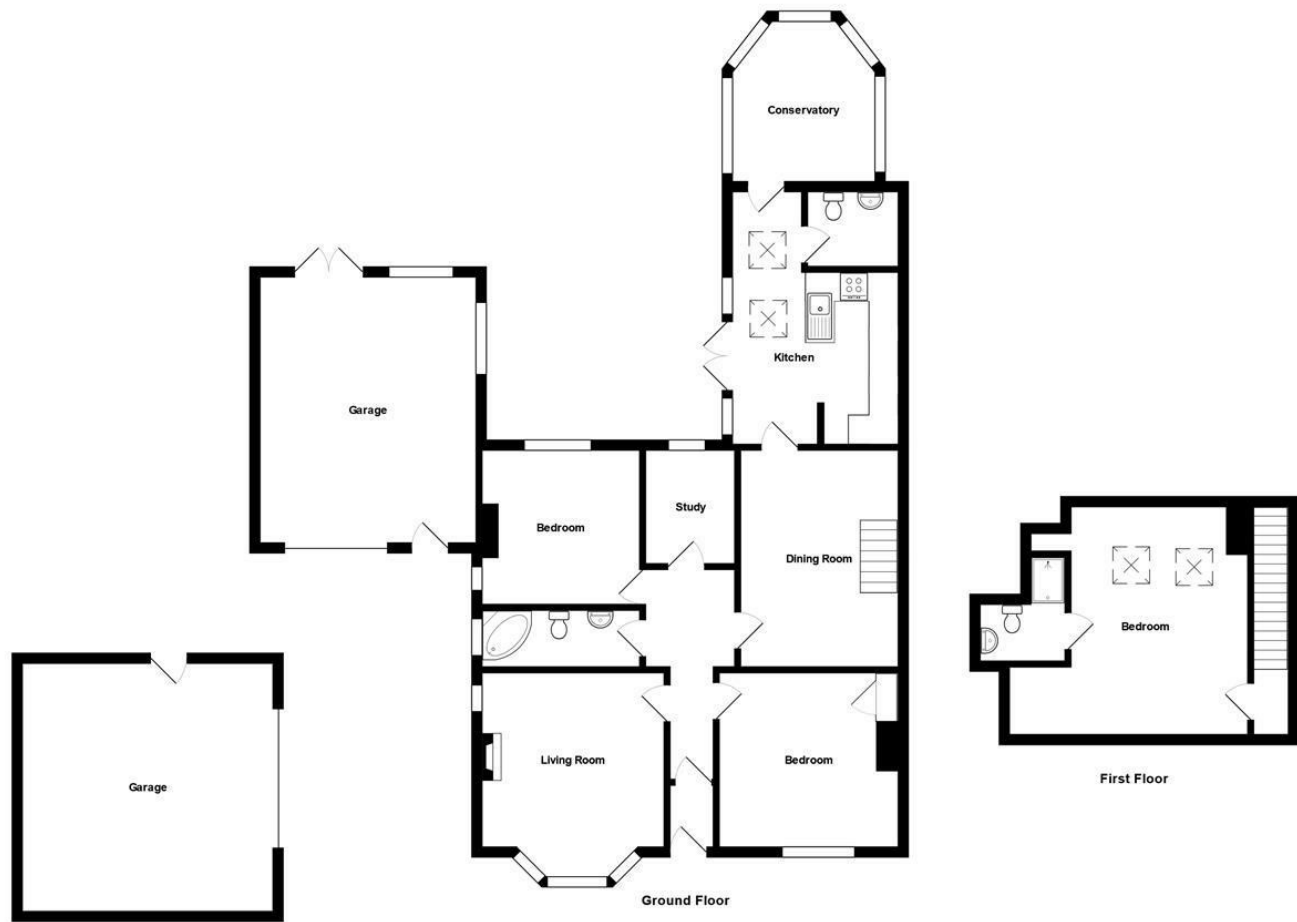


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 132.5 m² ... 1426 ft² (excluding garages)
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.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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24 Willsbridge Hill, Willsbridge, BS30 6EY



Price Guide £550,000

A rare opportunity to purchase a substantial 1930's semi detached bungalow set in a glorious plot extending to half an acre in a semi rural position on the edge of East Bristol.

- Easy access to Bristol, Bath & Keynsham in a highly accessible but secluded position
- Well kept spacious versatile accommodation with further potential
- Hallway
- 3 Reception rooms
- Double glazed conservatory
- Kitchen & cloakroom/utility
- 3 Double bedrooms
- Ensuite shower room to main bedroom & ground floor bathroom
- 2 Double garages & ample driveway parking
- Glorious extensive gardens extending to approximately half an acre



24 Willsbridge Hill, Willsbridge, BS30 6EY

This substantial 1930's built semi detached bungalow comes to the market after a long period in the same ownership. It has been well cared for and extended in relatively recent years and offers well presented accommodation with good room sizes throughout and having one double bedroom on the first floor provides a good degree of inherent versatility.

The property is approached through a central hallway, a light and spacious sitting room to one side and a double bedroom to the other. In addition, there is a good size dining room, study and further double bedroom on the ground floor while to the rear of the property there is a modern fitted kitchen and a useful utility/cloakroom as well as a double glazed conservatory which overlooks the rear garden. The first floor has a double bedroom with modern en suite shower room.

The property is approached by a driveway off Willsbridge Hill, which leads to an extensive gravelled private driveway and parking space, adjacent to which is a detached double garage with a further large garage attached to the side of the house. The gardens and grounds are a superb feature of the property extending to approximately half an acre, the majority being to the rear and they are laid to lawns with a more natural area of garden with an apple orchard. The gardens offers great scope for the keen horticulturist.

Willsbridge Hill is a popular and convenient semi rural location set in the green belt. It is on the cusp of the amenities and facilities of Longwell Green and close to Keynsham with its main line railway station and good range of shops and facilities. There is easy access to both the cities of Bristol and Bath.

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

GROUND FLOOR

Composite entrance door with double gazed panel above leading to

VESTIBULE

Quarry tiled floor, glazed inner door and fan light to

SPACIOUS ENTRANCE HALL

Radiator.

SITTING ROOM 4.39m into bay x 3.84m (14'4" into bay x 12'7")

Double glazed bay window to front aspect and further double glazed window to side aspect. Feature fireplace with living flame gas fire. Radiator.

BEDROOM 3.79m x 3.63m (12'5" x 11'10")

Double glazed window to front aspect, radiator, built in storage cupboard (included in measurements).

BEDROOM 3.25m x 3.27m (10'7" x 10'8")

Double glazed windows to the side and overlooking the garden to the rear. Radiator.

BATHROOM 3.07m x 1.18m (10'0" x 3'10")

Double obscure glazed window to side aspect, radiator. Suite comprising corner spa bath with mixer tap incorporating shower attachment, wc and wash basin.

STUDY 2.30m x 1.89m (7'6" x 6'2")

Double glazed window overlooking the rear garden.

DINING ROOM 4.60m x 3.34m (15'1" x 10'11")

Open tread staircase to first floor, radiator.

KITCHEN overall measurement 5.43m x 3.51m (overall measurement 17'9" x 11'6")

Double glazed French doors and windows leading to the garden and two large double glazed Velux windows flooding the area with natural light. A further double glazed door leads to the conservatory. The kitchen is furnished with a range of modern wall and floor units providing drawer and cupboard storage space with rolled edged worksurfaces and tiled surrounds. Inset stainless steel single drainer sink with mixer tap, tiled floor. The free standing gas cooker with canopied extractor and a dishwasher are included in the sale price. There is space for fridge/freezer.

UTILITY/CLOAKROOM (Included in kitchen measurement

Plumbing for washing machine, wc and wash basin with tiled surrounds. Tiled floor.

CONSERVATORY 3.03m x 2.95m (9'11" x 9'8")

uPVC framed and double glazed with opening top lights and side window and polycarbonate roof. Tiled floor, radiator.

FIRST FLOOR

LANDING

Access to roof space (containing gas fired combination boiler).

BEDROOM 5.11m to max x 4.82m (16'9" to max x 15'9")

Sloping roof lines, two double glazed Velux windows to rear aspect with far reaching views, built in wardrobe (included in measurements).

EN SUITE SHOWER ROOM (Included in measurements)

Fully tiled walls and floor, heated towel rail and extractor fan. Modern suite in white with chrome finished fittings comprising wc, wall hung wash basin and shower enclosure with electric independent shower.

OUTSIDE

The property stands on an enviable plot extending to just over half an acre.

FRONT

The property is approached from Willsbridge Hill over a right of way which leads to the front garden. The garden provides ample off street parking with cultivated borders with shrubs and bushes. To one side there is a

DETACHED DOUBLE GARAGE 5.72m x 5.13m (18'9" x 16'9")

With electric up and over entrance door, power and light connected. Window and side door.

STORAGE SHED 4.33m x 2.49m (14'2" x 8'2")

Built in block. In need of some repair.

ATTACHED GARAGE 5.80m x 4.61m (19'0" x 15'1")

Up and over entrance door. Further entrance door to the front and double doors leading to the rear garden. Window, power and light connected.

REAR GARDEN

A superb feature of the property, these extensive gardens will appeal to the keen horticulturist or those simply seeking a great amount of outdoor space and seclusion. There is a paved patio terrace immediately to the rear of the bungalow beyond which is an extensive lawn with flower and shrub borders and a raised pond. Timber garden shed and aluminium framed greenhouse. The garden continues into a more natural area with cut path ways and an apple orchard. This is a true haven.

TENURE

Freehold. The property is approached over a right of way which we understand is owned by the adjoining property and in turn the first section of the driveway is subject to a right of way in favour of the neighbours.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is D. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

METHOD OF SALE

The property is offered for sale by private treaty.

ADDITIONAL INFORMATION

All mains services are understood to be available and connected.

The property is set within the green belt.

Local authority is South Gloucestershire.

Mobile networks with good coverage are: Vodaphone, Three and O2.

Source: signalchecker.co.uk

Superfast and Ultrafast Broadband available, source - Propertychecker.co.uk

