



25 Court Farm Road

Whitchurch, Bristol, BS14 0EH

£1,500 Per Month



PLEASE DO NOT CALL AGENT AND IF YOU WOULD LIKE TO APPLY, PLEASE EMAIL AGENT THROUGH THE PORTAL REQUESTING AN APPLICATION FORM

Nestled in the charming area of Whitchurch, Bristol, this well-presented semi-detached house at 25 Court Farm Road offers a delightful living experience. With three bedrooms, this home is perfect for a professional or retired couple, or a small family seeking comfort and convenience.

Upon entering, you will find a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The property boasts two reception rooms at the rear, providing ample space for relaxation and entertaining. The fitted kitchen is equipped with an integral dishwasher, while a utility area adds to the practicality of the home.

The large master bedroom features built-in storage, additionally, there is a good-sized double bedroom and a single bedroom, offering flexibility for various living arrangements. The well-appointed bathroom completes the interior, providing a comfortable space for your daily routines.



0th FLOOR
548 sq ft, (50.9 sq m.) approx.

1st FLOOR
380 sq ft, (35.3 sq m.) approx.

0th FLOOR PLAN:

- FAMILY ROOM: 17'6" x 11'7" (3.79m x 3.52m)
- DINING ROOM: 10'10" x 8'10" (3.30m x 2.70m)
- KITCHEN/BREAKFAST ROOM: 10'0" x 7'2" (3.05m x 2.13m)
- UTILITY ROOM: 6'2" x 6'11" (2.89m x 3.56m)
- LOUNGE: 12'1" x 12'9" (3.99m x 3.89m)
- STAIRS: DOWN

1st FLOOR PLAN:

- BEDROOM 1: 12'0" x 9'0" (3.65m x 2.87m)
- BEDROOM 2: 10'10" x 9'5" (3.30m x 2.87m)
- BEDROOM 3: 8'3" x 6'8" (2.53m x 2.04m)
- BATHROOM: 6'0" x 5'7" (2.04m x 1.70m)
- LANDING
- STAIRS: UP

TOTAL FLOOR AREA: 927 sq ft (86.1 sq m.) approx.

These dimensions are based on the latest available information and are not intended to be used for legal purposes. The dimensions are given as an indication of the approximate size of the property and are not intended to be used for legal purposes. The dimensions are given as an indication of the approximate size of the property and are not intended to be used for legal purposes. The dimensions are given as an indication of the approximate size of the property and are not intended to be used for legal purposes.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		75	84
England & Wales		EU Directive 2002/91/EC	

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