



Approximate Area = 700 sq ft / 65 sq m  
 For identification only - Not to scale

**St. Whites Close, Whitchurch, Bristol, BS14**

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed. We stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drain down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

**The Important Bit**

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Get in touch to arrange a viewing!

Like what you see?



**14 St. Whites Close, Whitchurch, Bristol, BS14 0FJ**

**£325,000**





Council Tax Band: B | Property Tenure: Freehold

**MORE THAN MEETS THE EYE!** Blue Sky welcomes you to this superb two bedroom end terrace home located on St Whites Close in Whitchurch. This stunning 2018 built property offers spacious accommodation and modern living throughout! Located in this popular Village and offering easy access to the A37, local amenities in Whitchurch, schools and good access to Keynsham High Street and ring road connections, its an ideal spot! The accommodation comprises: entrance hall, kitchen to front, cloakroom and lounge/diner to rear. The first floor boasts two double bedrooms (with bedroom one offering an en-suite) and main bathroom. Externally you will find parking for two cars to the front and to the rear a good size south facing garden with patio and lawn areas, perfect to relax in! We think this home is a real gem, don't delay, book your viewing today!



**Entrance Hall**

8'2" x 4'0" (2.49m x 1.22m)  
Double glazed door to front, radiator, cupboard housing gas combi boiler and fuse board.

**Cloakroom**

5'5" x 3'0" (1.65m x 0.91m)  
Radiator, W.C. wash hand basin, extractor fan, tiled splash backs.

**Kitchen**

10'0" x 6'1" (3.05m x 1.85m)  
Double glazed window to front, wall and base units with worktops over, splash backs, sink and drainer, cooker hood, gas hob, electric oven, space for fridge/freezer, space for washing machine, space for tumble dryer.

**Lounge/Diner**

18'6" max x 12'11" max (5.64m max x 3.94m max)  
Double glazed french doors to rear, two double glazed windows to rear, stairs to first floor landing, two radiators, under stairs area.

**First Floor Landing**

6'9" x 6'5" (2.06m x 1.96m)  
Loft access (ladder, part boarded, light).

**Bedroom One**

12'11" x 11'5" (3.94m x 3.48m)  
Two double glazed windows to rear,

radiator, over stairs storage cupboard, decorative panelling, door to en-suite.

**En-Suite**

6'4" max x 5'5" max (1.93m max x 1.65m max)  
W.C. wash hand basin, shaver point, shower cubicle, extractor fan, radiator, part tiled walls.

**Bedroom Two**

12'11" x 8'2" (3.94m x 2.49m)  
Two double glazed windows to front, radiator, decorative panelling.

**Bathroom**

6'9" x 6'2" (2.06m x 1.88m)  
Extractor fan, radiator, W.C. wash hand basin, enclosed bath, part tiled walls.

**Rear Garden**

Side gate leading to shared pathway, patio area, lawn area, wooden shed, trees.

**Front**

Outside tap, chippings and decorative slate.

**Parking**

Two parking bays, numbered 14.

**Agent Note**

The vendor has advised there is an annual site fee of £282.36 for the maintenance of the site grounds.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(69-80) C			
(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	

