



**Homemead, Bristol, BS30**  
 Approximate Area = 910 sq ft / 84.5 sq m  
 Outbuilding = 48 sq ft / 4.4 sq m  
 Total = 958 sq ft / 88.9 sq m  
 For identification only - Not to scale



**25 Homemead, Cadbury Heath, South Gloucestershire, BS30 8AE**  
**Guide Price £290,000**



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, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless 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/drainaged, 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.

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Council Tax Band: B | Property Tenure: Freehold

OFFERED WITH NO ONWARD CHAIN IS THIS 3 BEDROOM TERRACED HOME IN HOME MEAD, BRISTOL!! This property offers a perfect blend of comfort and convenience, making it an ideal choice for families or first-time buyers. As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The heart of the home is the open-plan kitchen and dining area, which is designed to be both functional and stylish. This space is ideal for family meals and gatherings, allowing for a seamless flow between cooking and dining. The property boasts three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The shower room is conveniently located to serve all bedrooms, ensuring practicality for everyday use. Outside, you will appreciate the driveway parking for one vehicle, a valuable feature in this area. The cul-de-sac location offers a sense of community and safety, making it a wonderful place for children to play and for residents to enjoy a quieter lifestyle. With no onward chain, this home is ready for you to move in and make it your own. Don't miss the opportunity to view this delightful property in Bristol, where comfort and convenience await.



**Entrance Porch**

8'1 x 3'8 (2.46m x 1.12m)  
uPVC double glazed door and windows, wood effect flooring.

**Lounge**

18' x 12'11 (5.49m x 3.94m)  
Obscure double glazed door and window into lounge, stairs to first floor landing, double glazed window to front, radiator, electric fireplace with feature surround, cupboard housing fuse box, gas and electric meters.

**Kitchen / Dining Room**

17'11 x 8'5 (5.46m x 2.57m)  
Double glazed window and door to rear, the kitchen consists of matching wall & base units with worktop over, stainless steel sink with mixer taps & drainer, built-in electric oven & hob with extractor hood above, built-in dishwasher, part tiled walls, tiled effect flooring, radiator, storage cupboard, space for the following appliances:- fridge / freezer and washing machine.

**First Floor Landing**

Stairs to ground floor, loft access.

**Bedroom 1**

13'8 x 13' (4.17m x 3.96m)  
Double glazed window to front, storage cupboard, radiator.

**Bedroom 2**

13'7 x 9'4 (4.14m x 2.84m)  
Double glazed window to rear, airing cupboard housing gas combi boiler, radiator.

**Bedroom 3**

9'8 x 8'9 (2.95m x 2.67m)  
Double glazed window to front, radiator.

**Shower Room**

8'1 x 3'8 (2.46m x 1.12m)  
Obscure double glazed window to rear, walk-in shower cubicle, vanity wash hand basin, W.C., radiator, tiled walls, tiled effect flooring.

**Front / Driveway**

Off street parking for one car, pathway to front door, shared side access to rear garden, outside light, gravel borders, enclosed by low level fencing.

**Rear Garden**

Low maintenance rear garden, lawn with patio area, outbuilding, enclosed by fencing and walls, shared side access to front, outside water tap and light.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

