



Approximate Area = 646 sq ft / 60 sq m
For identification only - Not to scale



Turnberry, Warmley, Bristol, BS30

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/drailed 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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Like what you see?



6 Turnberry, Warmley, Bristol, BS30 8GL
Offers In Excess Of £270,000





Council Tax Band: B | Property Tenure: Freehold

DON'T MISS OUT ON THIS WONDERFUL HOME! Located in the popular cul-de-sac of Turnberry, Warmley, Bristol, this delightful mid-terrace house offers a perfect blend of comfort and convenience. The property boasts two well-proportioned bedrooms, making it an ideal choice for small families, couples or individuals seeking a peaceful retreat. Upon entering, you are welcomed into a spacious lounge/diner which provides an inviting space for relaxation and entertaining. The modern kitchen is thoughtfully designed, offering both functionality and style, perfect for those who enjoy cooking. The bathroom is well-appointed, ensuring that all your needs are met. Outside the property features a lovely garden complete with decking and a lawn, providing an excellent area for outdoor activities or simply enjoying the fresh air. Additionally the house benefits from parking for two vehicles, a valuable asset in this area. The location is particularly advantageous with easy access to ring road connections and a variety of local amenities nearby. This ensures that you are never far from essential services and leisure options. Do not miss the chance to make this charming property your own.



Entrance Hall

3'3 x 2'10 (0.99m x 0.86m)
Double glazed door to front, door to lounge/diner, storage cupboard housing fuse board.

Lounge/Diner

17'4 x 12'6 (5.28m x 3.81m)
Double glazed windows to front and side, double glazed door to garden, two radiators, wood effect flooring, stairs to first floor landing.

Kitchen

12'8 x 7'2 (3.86m x 2.18m)
Double glazed window to side, wall and base units with work tops over, tiled splash backs, sink and drainer, wall mounted gas combination boiler, space for fridge/freezer, gas hob, electric oven, cooker hood, space for washing machine, space for tumble dryer, wood effect flooring.

First Floor Landing

8'1 x 2'9 (2.46m x 0.84m)
Doors to all first floor rooms.

Bedroom One

12'6 x 9'1 (3.81m x 2.77m)
Double glazed windows to front and side, radiator, built in wardrobe.

Bedroom Two

12'8 x 7'2 (3.86m x 2.18m)
Double glazed window to side, radiator, storage cupboard with shelving.

Bathroom

9'5 x 4'9 (2.87m x 1.45m)
Skylight window to side, W.C, wash hand basin, enclosed bath with shower over, shower screen, tiled flooring, heated towel rail, part panelled and part tiled walls, loft access (part boarded).

Front Garden

Pathway to front door, gravel area, side gate to garden.

Parking

Two parking bays to front of the property. Two left parking bays when looking at the front of the house. Next to the raised brick planter.

Garden

Enclosed garden, outside tap, patio area, outside light, lawn area, side gate, decking area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	77
England & Wales		EU Directive 2002/91/EC	

