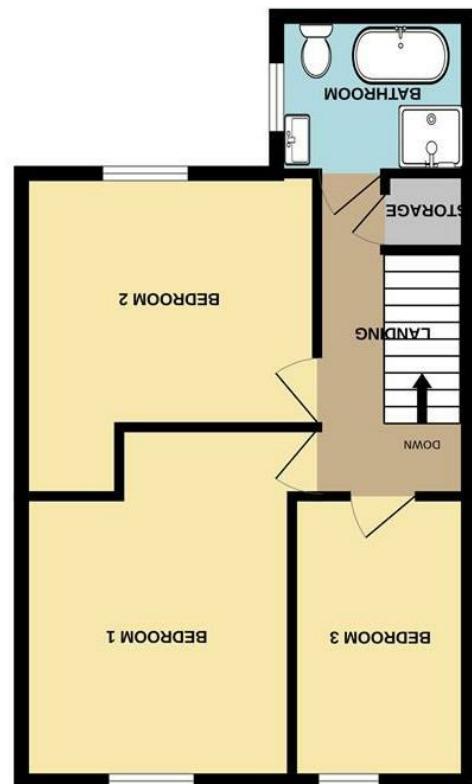


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The logo for Blue Sky Sales & Lettings Management. It features the words "Blue Sky" in a large, bold, white sans-serif font. Below this, the words "SALES • LETTINGS • MANAGEMENT" are written in a smaller, white, all-caps sans-serif font. A stylized graphic of three overlapping circles in white, light blue, and medium blue shades is positioned at the bottom, with a small yellow triangle pointing towards the left circle.

TOTAL FLOOR AREA : 936 sq ft (87.0 sq.m.) approx.  
Made with Metropic G2024



**65 Caldicot Close, Willsbridge, Bristol, BS30 6UZ**  
**Offers In Excess Of £270,000**



Council Tax Band: B | Property Tenure: Freehold

Nestled within a cul-de-sac setting in the popular Willsbridge area, this three bedroom terraced home offers a perfect balance of a peaceful setting whilst still remaining close to local amenities including schools and shops. Transport links also provide straight forward access to nearby places including Keynsham and Bath, along with the A4174 ring road to Bristol. The accommodation comprises; entrance porch, downstairs cloakroom, hallway which opens into the kitchen/diner, lounge measuring 17'4" x 11'1" overlooking the rear garden and lean to on the ground floor. To the first floor you will find three bedrooms and a four piece bathroom suite. Externally the property boasts a low maintenance enclosed rear garden and permit parking for residents only. Call today to organise a viewing of this home!



#### Porch

3'82 x 2'10" (0.91m x 0.86m)

uPVC double glazed door into the porch, tile flooring, ceiling light, storage cupboard housing the fuse box, electrics and gas meters.

#### Hallway

6'2" x 6'3" narrows to 5'0" (1.88m x 1.91m narrows to 1.52m)

uPVC double glazed door into the hallway, stairs leading to the first floor landing, wood effect flooring, ceiling light.

#### Cloakroom

2'4" x 4'7" (0.71m x 1.40m)

Obscured double glazed window to front, wash hand basin, W.C., wood effect flooring, ceiling light.

#### Kitchen / Diner

12'7" x 17'5" narrows to 10'8" (3.84m x 5.31m narrows to 3.25m)

Double glazed window to front, matching wall and base units with worktops, sink with mixer taps and drainer, storage cupboard, wall mounted radiator, wood effect flooring, ceiling light, space available for the following appliances; cooker, washing machine, dishwasher and fridge/freezer.

#### Lounge

11'1" x 17'5" (3.38m x 5.31m)

Double glazed door and window to rear, wall mounted radiator, wood effect flooring, ceiling light.

#### Lean To

3'8" x 6'7" (1.12m x 2.01m)

Double glazed door to rear, double glazed windows surround.

#### Landing

13'10" x 5'8" (4.22m x 1.73m)

Stairs leading to the ground floor, storage cupboard housing the gas combi boiler, ceiling light, loft access with pull down ladder, ceiling light and partly boarded.

#### Bedroom 1

13'6" x 11'6" narrows to 10'5" (4.11m x 3.51m narrows to 3.18m)

Double glazed window to rear, wall mounted radiator, wood floorboards, ceiling light.

#### Bedroom 2

12'8" narrows to 10'8" x 11'6" narrows to 3'10" (3.86m narrows to 3.25m x 3.51m narrows to 1.17m)

Double glazed window to front, wall mounted radiator, wood floorboards, ceiling light

#### Bedroom 3

10'4" x 6'10" (3.15m x 2.08m)

Double glazed window to rear, wall mounted radiator, wood floorboards, ceiling light.

#### Bathroom

6'1" x 7'7" (1.85m x 2.31m)

Obscured double glazed window to side, walk in shower cubicle, free-standing clawfoot bath with shower hose attachments, wash hand basin, W.C., chrome heated towel rail, extractor fan, ceiling light, tiled flooring and walls.

#### Front

Access to the front of the property via pathways from Caldicot Close & Camarthen Grove, patio area, outside lighting.

#### Rear Garden

Decking and patio areas with borders, shed, fencing enclosing, rear access to pathway behind.

#### Permit Parking

Permit parking available to residents only, our vendors purchased their permits in 2021 for £5 per vehicle, this was a one off payment.

#### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 87        |
| (81-91) B                                   |                         | 73        |
| (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 |           |

