





SALES • LETTINGS • MANAGEMENT

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 t: 0117 9328165
  info@bluesky-property.co.uk
  28 Ellacombe Road, Bristol, BS30 9BA

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The Important Bit!

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/drainage 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.





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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 & Camarthan 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		
(69-80) C	73	
(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	

