



Approximate Area = 917 sq ft / 85.1 sq m
 Outbuilding = 101 sq ft / 9.3 sq m
 Total = 1018 sq ft / 94.4 sq m
 For identification only - Not to scale

Tapsters, 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.

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Like what you see?



6 Tapsters, Cadbury Heath, Bristol, BS30 8HN
Offers In Excess Of £240,000





Council Tax Band: B | Property Tenure: Freehold

VACANT PROPERTY OFFERED WITH NO ONWARD CHAIN! Positioned in the cul-de-sac of Tapsters, Bristol, this mid-terrace house presents a wonderful opportunity for those seeking a property with immense potential. Comprising an entrance hallway, kitchen, open plan kitchen/diner, three well-proportioned bedrooms and bathroom suite, this home is perfect for families or individuals looking to create their ideal home, being able to truly make it your own, transforming it into a contemporary haven that reflects your style and preferences. Offered with no onward chain, this vacant property is ready for immediate occupation, allowing you to embark on your renovation journey without delay. The excellent location enhances its appeal, providing easy access to local amenities, schools, and transport links, making it a convenient choice for everyday living. This is a rare chance to acquire a property in a desirable area of Bristol, where you can invest your creativity and vision. Whether you are a first-time buyer or looking to expand your property portfolio, this house is a blank canvas waiting for your personal touch. Don't miss out on the opportunity to turn this house into your dream home.



Entrance Porch

Double doors into porch, timber frame, single glazed window, tiled floor.

Hallway

12'10 x 5'11 (3.91m x 1.80m)
Obscured single glazed door and window into hallway, stairs to first floor landing, under stairs storage cupboard with power and light, radiator, cupboard housing gas, electric meters and fuse box.

Kitchen

9'7 max x 8'8 max (2.92m max x 2.64m max)
Obscured double glazed door to rear, double glazed window to rear, the kitchen consists of a range of wall and base units with work tops, stainless steel sink with mixer taps & drainer, extractor hood, tile effect flooring, part tiled walls, radiator, space for the following appliances:- cooker and under counter fridge / freezer.

Dining Room

10'10 max x 9'7 (3.30m max x 2.92m)
Double glazed sliding doors to rear, radiator, open archway to lounge.

Lounge

12'10 max x 11'10 max (3.91m max x 3.61m max)
Single glazed window to front, feature electric fireplace with surround, radiator.

First Floor Landing

8'2 x 7' (2.49m x 2.13m)
Stairs to ground floor, storage cupboard, loft access.

Bedroom 1

12'9 x 11'9 max (3.89m x 3.58m max)
Single glazed window to front, built-in wardrobes with sliding mirrored doors, radiator.

Bedroom 2

11'10 max x 9'8 (3.61m max x 2.95m)
Double glazed window to rear, built in wardrobes with mirrored sliding doors housing gas boiler, radiator.

Bedroom 3

9'9 x 9'5 (2.97m x 2.87m)
Single glazed window to front, built in storage & cupboards, radiator.

Bathroom

8'8 x 5'5 (2.64m x 1.65m)
Obscured double glazed window to rear, corner style bath with shower over, wash hand basin, WC, radiator, tiled walls.

Front Garden

Shared pathway leading to property, low maintenance front garden with block paving, wrought iron gate to front garden, low level boundary wall and fence, gated shared side access to rear garden.

Rear Garden

Low maintenance rear garden with patio and block paving areas, boundary fencing, outside water tap & light, gated shared side access to front, access to outbuilding.

Outbuilding

9'6 x 5'5 (2.90m x 1.65m)
Single glazed door into outbuilding, single glazed windows, a range of wall and base units with work top over, plumbing for washing machine, power and light, tiled floor and walls.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	78
(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	

