



The Farm House, 14 Tanner Court, Bristol,
South Gloucestershire, BS30 7XB

£595,000

A unique opportunity to purchase this well presented and impressively proportioned, five double bedroom semi-detached family home, tucked away in a quiet Cul de sac location in the heart of Barrs Court, within walking distance of local amenities, shops, and schools. The spacious accommodation comprises of a generous 'L' shaped entrance hall, cloakroom, spacious lounge with feature fireplace, a generous dining room and fitted kitchen. On the first floor there are five double bedrooms with an En-suite shower room and walk in wardrobe to the master bedroom and a family bathroom. Outside there is an integral double garage with parking in front, a side gate allows access to an enclosed rear garden laid to lawn with decked and shingle areas. Additional benefits include gas fired central heating and double-glazed windows and an EPC rating of C. Ideally situated for Asda, Gallagher Retail Park which has a wide selection of shops and cafes, leisure facilities and popular primary schools. Early viewing of this one-of-a-kind property is highly recommended.

Entrance

There is a covered entrance to a part glazed door which leads into the hallway.

Entrance Hallway

The entrance hallway is 'L' shaped with doors leading into the lounge, kitchen, dining room, cloakroom and storage cupboard, picture rail, radiator, slate tiled floor and telephone point.

Lounge

16' 6" x 15' 10" (5.04m x 4.83m)

Two double glazed windows to the front, feature brick fireplace with open fire, double radiator, wall lights, TV point, staircase to the first floor.

Cloakroom

5' 10" x 3' 5" (1.79m x 1.03m)

Low level WC, pedestal wash hand basin, tiled splashbacks, tiled floor, extractor fan, radiator.

Dining Room

12' 3" x 11' 10" (3.73m x 3.61m)

Two double glazed windows to the front, laminate wood flooring, two radiators, picture rail.

Kitchen

13' 10" x 9' 7" (4.22m x 2.93m)

Double glazed window and door to the rear, range of wall and base units with square edge work surfaces, tiled splashbacks, Belfast sink with mixer tap, range cooker, stainless steel cooker hood, concealed wall mounted 'Worcester' boiler, space for a washing machine, space for a tumble dryer, space for a dishwasher, space for a fridge/freezer, radiator.

First Floor Landing

Double glazed window at half landing, doorS into all bedroom, door into the bathroom, door to the airing cupboard and door to storage cupboard, loft hatch.

Bedroom One

15' 10" x 10' 5" (4.83m x 3.18m)

Double glazed windows to the front and rear, door to the ensuite, opening into the walk-in wardrobe, double radiator, telephone and T.V. point.

Walk-in wardrobe

6' 2" x 6' 1" (1.87m x 1.85m)

Hanging rails and shelving





En Suite

6' 1" x 6' 0" (1.86m x 1.84m)

Low level WC, tiled shower cubicle with mains shower and glass door, pedestal wash hand basin, radiator.

Bedroom Two

13' 11" x 9' 7" (4.24m x 2.91m)

Double glazed window to the rear, radiator, TV point.

Bedroom Three

12' 11" x 9' 9" max (3.94m x 2.96m)

Double glazed window to the front, radiator, TV point.



Bedroom Four

11' 2" x 11' 0" (3.40m x 3.35m)

Double glazed window to the front, radiator.

Bedroom Five

12' 7" x 10' 1" (3.83m x 3.08m)

Double glazed window to the front, radiator.

Bathroom

10' 0" x 5' 8" (3.06m x 1.72m)

Double glazed obscure window to the rear, panel bath with hand held shower attachment, low level WC, pedestal wash hand basin, extractor fan, tiled splash backs, radiator.



Garage

15' 11" x 10' 8" (4.86m x 3.25m)

There is an integral garage with double glazed window to the front and an up and over door,

Front Garden

There is an enclosed front garden which is mainly laid to lawn with a pathway leading to the front door.

Rear Garden

The rear garden is enclosed and mainly laid to lawn with gated access, there is a decked entertaining area, and a private shingle area.

Tenure Freehold, **Local Authority** South Gloucestershire, **Council Tax Band** Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Tanner Court
 Approximate Gross Internal Area = 169.1 sq m / 1820 sq ft
 Garage = 16.3 sq m / 176 sq ft
 Total = 185.4 sq m / 1996 sq ft



For illustrative purposes only. Not to scale. ID1122333
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Anne James Estate Agents Office
 Tel: 0117 9328611

89a Bath Road
 Longwell Green
 BS30 9DF
 info@annejames.co.uk

Bristol