



21, High Street, Warmley, Bristol, South  
Gloucestershire, BS15 4NE

£329,950

Anne James are delighted to bring to the market this well-presented family home, offering bright and airy open-plan living enhanced by large windows that flood the property with natural light. The accommodation briefly comprises a generous entrance hallway, a spacious lounge opening into a modern kitchen/diner fitted with a range of wall and base units providing ample space for cooking and entertaining. This in turn leads to a spacious conservatory with access out to the rear garden. To the first floor are three well-proportioned bedrooms—two doubles and a single—along with a family bathroom featuring a separate shower cubicle. The second-floor benefits from a loft room, ideal for use as a home office or study. Externally, the property offers gardens to both the front and rear, as well as a single garage located in a block to the rear of the property. Additional benefits include gas central heating and uPVC double glazing throughout. Situated in a popular location with convenient access to both Bristol and Bath city centres, this superb family home must be viewed early to be fully appreciated.

### Entrance

The entrance to the property is via Upvc storm doors to the entrance porch.

### Entrance Porch

Wooden door with obscure glazed panel and matching obscure glazed side panels to the entrance hallway.

### Entrance Hallway

Staircase to the first floor, telephone point, dado rail, radiator, laminate flooring, under stair storage area, doors into the lounge and kitchen.

### Lounge

13' 0" x 11' 1" (3.96m x 3.38m)  
Upvc double glazed window to the front, coving, radiator, square arch into the kitchen/diner, feature fireplace with electric fire.

### Kitchen/Diner

16' 11" x 12' 9" (5.16m x 3.88m)  
Part glazed wooden door to the rear, Upvc double glazed window to the conservatory, Upvc double glazed French doors to the conservatory, laminate flooring, range of modern wall and

base units with square edge work surfaces and tiled splashbacks, breakfast bar, integrated double oven, space for a fridge/freezer, ceramic induction hob, integrated dishwasher, ceramic 1.5 bowl sink unit, filter hood, double and single radiator, space for a washing machine and tumble dryer.

### Conservatory

Upvc double glazed construction with polycarbonate roof, tiled flooring, power and light supply.

### First Floor Landing

Staircase to the loft room, Bi-fold doors to the bathroom, doors to the bedrooms.

### Bedroom One

13' 1" x 9' 10" (3.99m x 3.00m)  
Upvc double glazed window to the front, radiator, coving.

### Bedroom Two

12' 9" x 8' 3" (3.89m x 2.51m widen to 3.01m)  
Upvc double glazed window to the rear, radiator, door to storage cupboard housing gas boiler.





### Bedroom Three

8' 9" x 6' 10" (2.67m x 2.08m)

Upvc double glazed window to the front, radiator.

### Family Bathroom

Upvc double glazed obscure window to the rear, low level WC, pedestal wash hand basin with mixer tap, panel bath, tiled shower cubicle with glass screen, inset spotlights, heated towel rail, tiled splashbacks.

### Loft Room

13' 6" x 12' 11" (4.11m x 3.94m)

Two Velux windows, storage into eaves.

### Local Authority

South Gloucestershire

### Tenure

Leasehold 999 years from 05/03/1964

Peppercorn rent approx £10.00 per annum

### Council Tax Band

Band C



## Epc and Floorplan

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.