



127, Bath Road, Willsbridge, Bristol, South
Gloucestershire, BS30 6ED

£375,000

Offered for Sale with No Onward Chain. This charming period residence presents a rare opportunity to acquire a home of considerable character, offering versatile living accommodation, a delightful private garden, ample off-street parking, and a garage. Conveniently situated for access to both Bristol and Bath city centres, as well as Keynsham High Street, Railway Station, and the amenities of nearby Longwell Green, the property enjoys an enviable location. Upon arrival, one is welcomed into an entrance lobby which provides access to the bathroom located at the rear of the property, and to the well-appointed kitchen. The kitchen opens into the heart of the home a spacious dining room ideal for family gatherings and entertaining. From here, the accommodation flows into a bright and inviting lounge, which benefits from an abundance of natural light and a comfortable ambiance. A notable feature of this room is the attractive fireplace and the enclosed staircase leading to the first floor. The upper level comprises a landing and three generously proportioned bedrooms. The principal bedroom is particularly spacious, while bedrooms two and three which are linked also offer ample accommodation. Externally, the property boasts a gated driveway providing off-street parking for two to three vehicles, leading to a well-maintained garden. This outdoor space features a patio area, mature shrubs and trees, and a productive vegetable garden—perfect for al fresco dining, relaxation, or gardening enthusiasts. Additional benefits include a garage, gas central heating, and double glazing to the majority of windows. While the property would benefit from some modernisation, it offers an excellent opportunity for prospective purchasers to personalise or extend the accommodation (subject to the necessary planning consents). Early viewing is highly recommended.

Entrance

uPVC double glazed door into the entrance lobby.

Entrance Lobby

6' 3" x 3' 1" (1.90m x 0.94m)

Door into the bathroom, door into the kitchen, door to the storage cupboard.

Bathroom

6' 7" x 6' 5" (2.01m x 1.96m)

uPVC double glazed obscure window to the side, low level WC with concealed cistern, vanity wash hand basin, panel bath with mains shower over, fully tiled walls, extractor fan, double radiator, tiled floor.

Kitchen

10' 9" x 7' 8" (3.28m x 2.33m)

Two uPVC double glazed windows to the side, range of wall and base units with rolled edge work surfaces, integral oven and gas hob with filter hood over, composite one and a half bowl sink unit with mixer tap, space for washing machine, and space for fridge, double radiator.



Dining Room

13' 1" x 10' 11" (4.00m x 3.33m)

uPVC double glazed window to the rear, parquet flooring, wall lights, understairs storage cupboard, glazed leaded window to staircase, fireplace with gas fire with storage cupboards either side, obscure glazed door leading to the lounge.

Lounge

12' 3" x 13' 1" (3.73m x 3.99m)

Upvc double glazed window and door to the front, feature brick fireplace with electric fire, arched alcoves with shelving and storage, coving, part glazed door to the staircase, TV and telephone point.

First Floor Landing

Access to the loft space, door to the cupboard housing Worcester boiler.

Bedroom One

12' 4" x 12' 3" (3.76m x 3.73m)

uPVC double glazed window to the front, range of fitted bedroom furniture, double radiator.





Bedroom Two

13' 1" x 8' 0" (4.00m x 2.43m)

uPVC double glazed window to the rear, radiator, door to Bedroom Three

Bedroom Three

12' 8" x 7' 10" (3.85m x 2.38m)

uPVC double glazed window to the side, range of fitted wardrobes, access to the loft hatch, double radiator.

Outside

There is a gated driveway to the front of the property providing off street parking for two / three vehicles which leads to the gardens.

Gardens

This outdoor space is of as generous size and features a patio area, mature shrubs and trees, garden shed, a vegetable garden and lawn area, which is perfect for al fresco dining, relaxation, or gardening enthusiasts.

Garage

There is a single garage next to the garden which is accessed via a lane to the side of the property with courtesy door and window.

Tenure

Freehold

EPC Rating

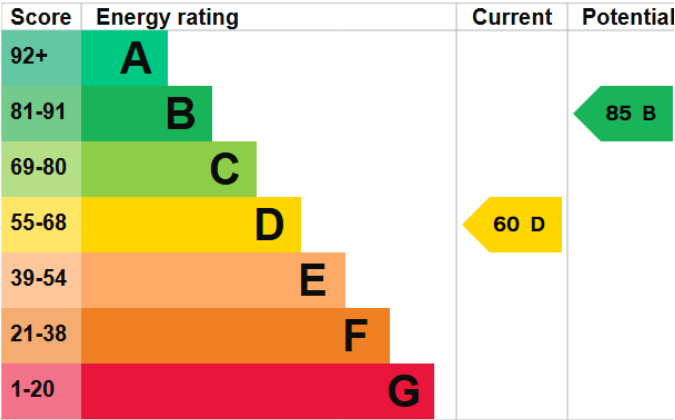
Rating D

Local Authority

South Gloucestershire



[See how to improve this property's energy efficiency.](#)



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

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.

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