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21 Woodleigh Gardens, Whitchurch, Bristol, BS14 9JA



Offers In Excess Of £375,000

A handsome three bedroom semi detached home located in a delightful, residential cul de sac.

- Lounge ▪ Dining room ▪ Kitchen ▪ WC ▪ Three bedrooms ▪ Family shower room ▪ Off street parking ▪ Garage/workshop ▪ Garden ▪ Marketed with no onward chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 98.9 m² ... 1065 ft² (excluding garage)
All measurements are approximate and for display purposes only.

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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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21 Woodleigh Gardens, Whitchurch, Bristol, BS14 9JA

A well proportioned, double bay fronted semi detached home that sits within sizeable gardens in a popular residential cul de sac. Internally the home offers well proportioned accommodation throughout that provides scope for a new owner to add their mark.

To the ground floor the home offers a generous entrance hallway, bay fronted lounge and a separate dining room that directly accesses the rear garden, the ground floor further offers a double galley style kitchen, a rear lobby that leads to the garden and a useful WC. To the first floor three good sized bedrooms are found, in addition to a three piece suite bathroom.

Externally the front of the property offers block paved off street parking that is accessed via a dropped kerb in addition to a level lawn, while the rear garden boasts a generous outside space that is mainly laid to lawn and benefits from well stocked flowerbeds, patio, feature pond, a greenhouse and a timber shed. The property further benefits from a detached garage/workshop and no onward sales chain.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.8m x 1.9m (15'8" x 6'2")

Double glazed window to front aspect, radiator, power points, understairs storage cupboard, stairs rising to first floor landing, doors leading to rooms.

RECEPTION ONE 4.5m x 3.4m (14'9" x 11'1")

Double glazed half bay window to front aspect, radiator, power points, sliding doors leading to Reception Two.

RECEPTION TWO 4.4m x 3.3m (14'5" x 10'9")

Double glazed patio doors to rear aspect overlooking and providing access to rear garden, radiator, power points, serving hatch leading to kitchen.

KITCHEN 4.1m x 2.2m (13'5" x 7'2")

Double glazed window to side aspect, double glazed door to rear aspect leading to rear lobby. Kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, range of integrated appliances including electric oven, four ring electric hob with extractor fan over, microwave and fridge. Space and plumbing for washing machine, radiator, power points, tiled splashbacks to all wet areas.

REAR LOBBY 2m x 1.2m (6'6" x 3'11")

Triple aspect double glazed windows to rear and side aspects, double glazed door to rear aspect leading to rear garden, base units with roll top work surfaces, power points.

WC 1.4m x 0.8m (4'7" x 2'7")

Obscured double glazed window to side aspect, matching two piece suite comprising wash hand basin with mixer tap over and low level WC, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 3m x 1m (9'10" x 3'3")

Double glazed window to side aspect, access to loft via hatch, built in storage cupboard housing gas combination boiler, doors leading to rooms.

BEDROOM ONE 4.6m x 3.5m (15'1" x 11'5")

to maximum points into half bay window. Double glazed half bay window to front aspect, an array of built in wardrobes and cupboards, radiator, power points.

BEDROOM TWO 4.4m x 3.4m (14'5" x 11'1")

Double glazed window to rear aspect overlooking rear garden, an array of built in wardrobes and cupboards, radiator, power points.

BEDROOM THREE 2.9m x 2.1m (9'6" x 6'10")

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

SHOWER ROOM 2m x 1.9m (6'6" x 6'2")

Obscured double glazed window to front aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and walk in shower cubicle with shower off main supply over, heated towel rail, extractor fan, splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Laid to block paving that is accessed via dropped kerb and serves as off street parking, wall and fenced boundaries, lawn, flowerbeds, gated path leading to rear garden, path leading to front door.

REAR GARDEN

Generous rear garden mainly laid to lawn with fenced boundaries, well stocked flower beds, patio, feature pond, vegetable plot, greenhouse and a timber shed.

GARAGE/WORKSHOP

A detached garage/workshop accessed via up and over door with pedestrian access to side aspect, window to side aspect.

TENURE

This property is freehold.

AGENT NOTE

This property is in council tax band C according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk Checker

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

[https://www.gov.uk/guidance/using-coal-mining-information#coal-](https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer)

[authority-interactive-map-viewer](#)

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

[https://www.bristol.gov.uk/residents/planning-and-building-](https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas)

[regulations/conservation-listed-buildings-and-the-historic-](#)

[environment/conservation-areas](#)

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

A peppercorn groundrent is payable.

