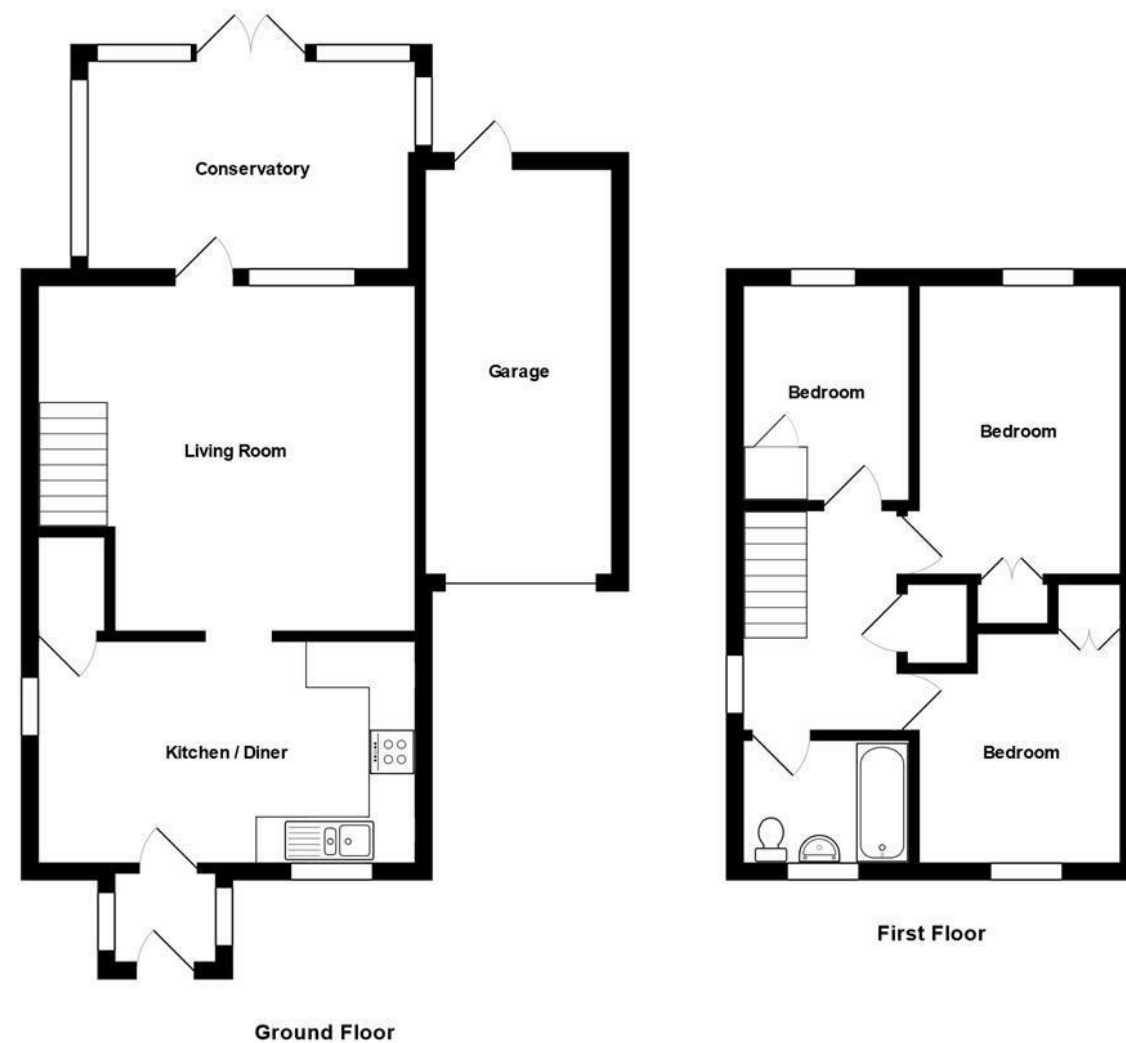


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15 Stanway, Bitton, Bristol, BS30 6JU

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(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	



Total Area: 91.6 m<sup>2</sup> ... 986 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only.



£365,000

A well presented three bedroom link detached home that enjoys a peaceful cul de sac setting.

- Link detached
- Living room
- Conservatory
- Kitchen/Dining room
- Three bedrooms
- Bathroom
- Garage
- Rear garden

www.daviesandway.com  
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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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## 15 Stanway, Bitton, Bristol, BS30 6JU

A well cared for three bedroom link detached home that is located in a quiet residential cul-de-sac.

Internally the ground floor comprises of an entrance porch, a full width kitchen/dining room and a generous living room. The ground floor accommodation is completed by a bright and airy conservatory that directly overlooks and provides access to a good sized garden. To the first floor three well balanced bedrooms (all benefiting from built in storage) are found in addition to a three piece suite bathroom. Externally the rear garden is well presented with a vast array of well established plants and shrubbery while the front benefits from off street parking and a single garage.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE PORCH 1.4m x 0.9m (4'7" x 2'11" )

UPVC double glazed obscured windows and entrance door to front, wooden door providing access to kitchen/dining room.

##### KITCHEN/DINING ROOM 5m x 2.9m (16'4" x 9'6" )

UPVC double glazed window to front and side aspect, door access to living room, access to understairs storage cupboard, matching gloss wall and base units with worktops and spaces for white goods, porcelain sink with mixer tap over, tiled splashbacks to wet areas and tiled flooring, radiator and power points.

##### LIVING ROOM 4.9m x 4.5m (16'0" x 14'9" )

UPVC double glazed window and door providing access to conservatory, staircase to first floor, radiators and power points.

##### CONSERVATORY 4.4m x 2.6m (14'5" x 8'6" )

UPVC double glazed windows to rear aspect, French doors providing direct access to rear garden, radiator and power points.

#### FIRST FLOOR

##### LANDING 2.8m x 1.9m (9'2" x 6'2" )

UPVC double glazed window to side aspect, door access to all first floor rooms, airing cupboard and a power point.

##### BEDROOM ONE 3.8m x 2.8m (12'5" x 9'2" )

UPVC double glazed window to rear aspect, built in wardrobe, radiator and power points.

##### BEDROOM TWO 3m x 2.8m (9'10" x 9'2" )

UPVC double glazed window to front aspect, built in wardrobe, radiator and power points.

##### BEDROOM THREE 2.2m x 2m (7'2" x 6'6" )

UPVC double glazed window to rear aspect, fitted storage cupboard over bulkhead of stairs, radiator and power points.

##### BATHROOM 2m x 1.6m (6'6" x 5'2" )

UPVC double glazed obscured window to rear aspect,

bath with shower attachment off taps, fitted unit with wash hand basin, storage and WC, tiled splashbacks to wet areas and a radiator.

### EXTERIOR

#### FRONT OF PROPERTY

#### REAR GARDEN

Fenced boundaries, gated side access to front of property, patio area for outdoor seating, pond, lawn with vast array of well established plants, shrubbery and trees including an oak tree, spindle tree, and a twisted willow. UPVC door to access garage.

#### GARAGE 5.3m x 2.5m (17'4" x 8'2" )

Up and over garage door to front, UPVC double glazed window and door to rear garden, lighting and power points.

#### TENURE

This property is freehold. Contains restrictive covenants.

#### AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band D according to [www.gov.uk](http://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

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

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council ([bathnes.gov.uk](http://bathnes.gov.uk))

<https://www.bristol.gov.uk/residents/planning-and-building-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.

