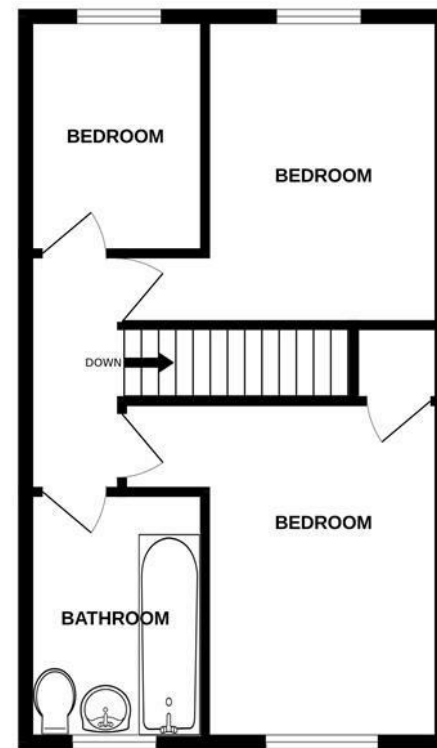


1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(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		

GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.

1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1071 sq.ft. (99.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1C Millers Drive, North Common, Bristol, BS30 8XX



£390,000

A modern three bedroom link detached home that offers well presented accommodation throughout.

- Link detached
- Lounge
- Kitchen/Dining room
- Conservatory
- Shower room
- Three bedrooms
- Family Bathroom
- Off street parking
- Garden
- No Onward Chain

# 1C Millers Drive, North Common, Bristol, BS30 8XX

Located in a popular residential setting close to several local amenities, open countryside and with good transport links via the north Bristol ring road, this extended three bedroom home offers well presented accommodation throughout that is ideally suited to upsizing families.

Internally the accommodation consists of a welcoming entrance hallway, a full width lounge measuring 5m ("16.4"), a generous kitchen/dining room, a useful ground floor shower room and a conservatory that directly opens onto the rear garden. To the first floor three well balanced bedrooms are found (two doubles and one single), in addition to a modern three piece suite bathroom.

Externally the front of the property enjoys a larger than typical front garden that offers a generous lawn and driveway while the rear garden benefits from a level artificial lawn and raised decking that is ideal for family enjoyment.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 1.8m x 1.7m (5'10" x 5'6" )

Obscured double glazed window to side aspect, radiator, power points, built in storage cupboard, stairs rising to first floor landing, doors leading to rooms.

#### LOUNGE 5m x 3.7m (16'4" x 12'1" )

Double glazed window to rear aspect, double glazed door to rear aspect leading to conservatory, radiator, power points

#### KITCHEN/DINING ROOM 5.1m x 3.2m (16'8" x 10'5" )

Dual double glazed windows to front aspect, kitchen comprising range of wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, integrated electric oven, four ring gas hob with extractor fan over, space and plumbing for washing machine, space and power for American style fridge/freezer, radiators, power points, tiled splashbacks to all wet areas, ample space for family sized dining table, door leading to shower room.

#### SHOWER ROOM 2.4m x 1.8m (restricted head heights in places) (7'10" x 5'10" (restricted head heights in places) )

Modern, matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC and walk in shower cubicle with electric shower over, radiator, extractor fan, tiled splashbacks to all wet areas.

#### CONSERVATORY 4.3m x 3m (14'1" x 9'10" )

Dual aspect double glazed windows to rear and side aspects, double glazed French doors to rear aspect leading to rear garden, radiator, power points.

### FIRST FLOOR

#### LANDING 2.7m x 1m (8'10" x 3'3" )

Access to loft via hatch, power points, doors leading to rooms.

#### BEDROOM ONE 3.9m x 3.1m (12'9" x 10'2" )

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

#### BEDROOM TWO 2.8m x 2.6m (9'2" x 8'6" )

Double glazed window to front aspect, built in storage cupboard, radiator, power points.

#### BEDROOM THREE 2.9m x 2m (9'6" x 6'6" )

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

#### BATHROOM 2.2m x 1.7m (7'2" x 5'6" )

Obscured double glazed window to front aspect, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, panelled bath, radiator, tiled splashbacks to all wet areas.

### FRONT OF PROPERTY

Generous front garden mainly laid to lawn with shrub boundaries, driveway for several vehicles accessed via a dropped kerb, gated path leading to front door and onto rear garden.

### REAR GARDEN

Low maintenance rear garden mainly laid to artificial grass with raised deck ideal for alfresco dining, wall and shrub boundaries, gated path leading to front garden.

### TENURE

This property is freehold

### AGENT NOTE

This property is in council tax band D according to [www.gov.uk](http://www.gov.uk) website. Prospective purchasers are to be aware that a neighbouring property has maintenance access across approximately 1 meter of the front garden, for more details on this and other historic covenants please contact the Agent for further details.

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-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.

