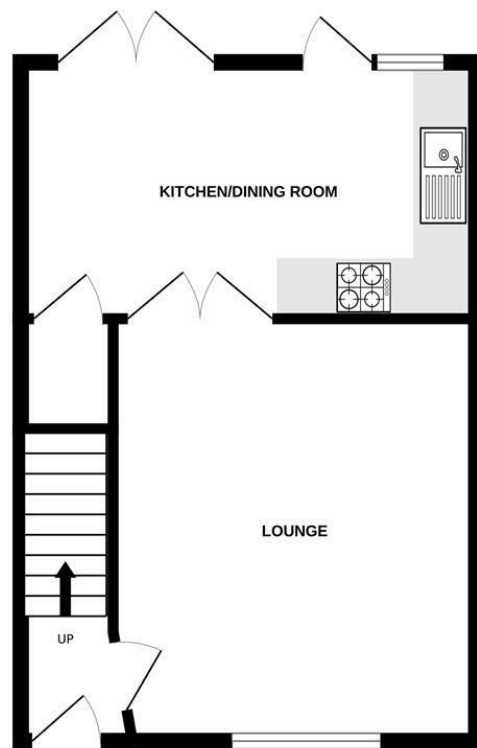


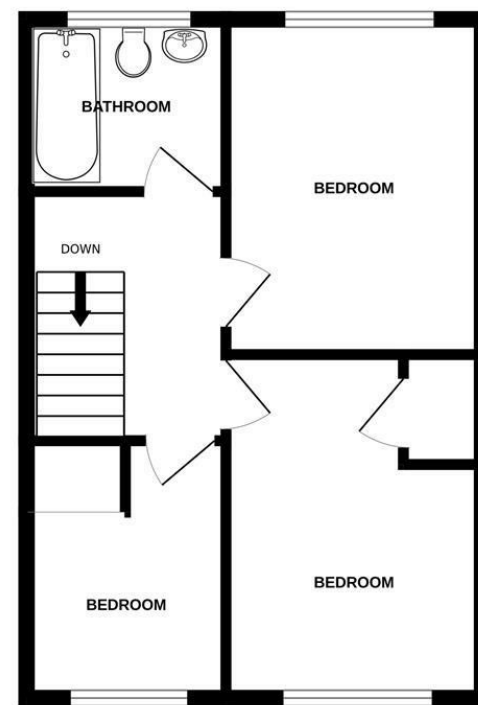
1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: keynsham@daviesandway.com

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

GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.8 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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86 Quantock Close, Warmley, Bristol, BS30 8UU



£280,000

A well presented three bedroom home that offers modern accommodation throughout that's well suited to first time purchasers.

- Front and rear gardens
- Entrance hallway
- Lounge
- Kitchen/dining room
- Landing
- Three bedrooms
- Bathroom
- Garage in a block

# 86 Quantock Close, Warmley, Bristol, BS30 8UU

Enjoying a delightful setting overlooking an adjoining green, this bright and airy three bedroom terraced home offers modern accommodation throughout and is sure to be of interest to both young couples and families alike.

Internally the ground floor comprises of an entrance hallway, a generous lounge with picture window that directly overlooks the front garden into the adjoining green and a full width kitchen/breakfast room which directly accesses the low maintenance rear garden. To the first floor, three well balanced bedrooms are found (two with built in storage) in addition to a modern three piece suite bathroom. The property further benefits from a single garage located nearby within a block.

## INTERIOR

### GROUND FLOOR

**ENTRANCE HALLWAY 1.9m x 1.4m narrowing to 0.9m (6'2" x 4'7" narrowing to 2'11" )**

Radiator, stairs rising to first floor landing, door leading to lounge.

**LOUNGE 5m x 4m (16'4" x 13'1" )**

Double glazed window to front aspect overlooking front garden, radiator, power points, glazed French doors leading to kitchen/dining room.

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

Obscured double glazed window and obscured double glazed door leading to rear garden, double glazed French windows overlooking and providing access to rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, range of integrated appliances including electric oven and four ring gas hob with extractor fan over, integrated dishwasher, space and plumbing for washing machine and upright fridge/freezer, tiled splashbacks to all wet areas. Dining area offering ample space for family sized dining table, benefitting from a built in storage cupboard and power points.

### FIRST FLOOR

**LANDING 2.6m x 1.2m (8'6" x 3'11" )**

Access to loft via hatch, doors leading to rooms.

**BEDROOM ONE 3.8m x 3m (12'5" x 9'10" )**

Double glazed window to front aspect overlooking front garden and adjoining green, built in storage cupboard, radiator, power points.

**BEDROOM TWO 3.6m x 2.8m (11'9" x 9'2" )**

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

**BEDROOM THREE 2.9m x 2.2m (this measurement includes bulkhead) (9'6" x 7'2" (this measurement includes bulkhead))**

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

**BATHROOM 2.1m x 1.9m (6'10" x 6'2" )**

Obscured double glazed window to rear aspect, modern matching three piece suite comprising wash hand basin with

mixer tap over, hidden cistern WC and panelled bath with mixer tap and shower off mains supply over, heated towel rail, splashbacks to all wet areas.

## EXTERIOR

### FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn with walled boundaries and well stocked flower beds, path leading to front door.

### REAR GARDEN

Low maintenance rear garden mainly laid to lawn that is complimented by a patio ideal for al fresco dining, wall and fenced boundaries, timber shed, gated path leading to rear road.

### GARAGE

Single garage located nearby within a block, that is accessed via an up and over door.

### TENURE

This property is freehold.

### AGENT NOTE

The property is in a coal mining area for which it is recommended a mining report is obtained. This property is in council tax band B 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 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.

