

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		68	
(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: 94.7 m<sup>2</sup> ... 1019 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only.

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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6 Downside Close, Barrs Court, Bristol, BS30 7XG



£385,000

Well situated modern detached house set in a popular cul de sac location in Barrs Court conveniently placed for easy access to amenities.

- An ideal family home
- Entrance hall
- Downstairs cloakroom with wc
- Lounge/dining room
- Double glazed conservatory
- Kitchen/breakfast room
- 3 Good size bedrooms each with built in wardrobes
- En suite shower room to main bedroom & family bathroom
- Driveway Parking & attached garage
- Enclosed level rear garden



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# 6 Downside Close, Barrs Court, Bristol, BS30 7XG

The property comprises a modern detached house set in a pleasant location at the end of a private cul de sac close to the Bristol - Bath cycle way and all local amenities in Barrs Court including a primary school, Asda Supermarket and Gallagher Retail Park etc with good access to the Bristol Ring Road.

The property is an ideal family home which is ready to move into with double glazed windows and doors and gas fired central heating. The fittings are modern and presentable with scope to update over time to suit a purchasers individual requirements.

On the ground floor the property is approached through an entrance hall with a downstairs toilet to one side, a lounge/dining room runs the full width of the property to the rear linking to a good size double glazed conservatory whilst to the front is a kitchen/breakfast room. The first floor has three good size bedrooms, the largest bedroom has an en suite shower room and all have fitted wardrobes. The other bedrooms are served by a family bathroom.

On the outside the property has driveway parking to the front and an attached single garage and a pleasant level enclosed rear garden.

In fuller detail the accommodation comprises (all measurements are approximate):

## GROUND FLOOR

### TILED CANOPIED ENTRANCE PORCH

Double glazed entrance door to

### ENTRANCE HALL

Staircase rising to first floor with deep understairs cupboard beneath. Radiator. Separate cloaks cupboard.

### CLOAK/WC

Double glazed window to front aspect. White suite with chrome finished fittings comprising wc and wash basin with tiled splashback and cupboard beneath, tiled floor, radiator.

### LOUNGE/DINING ROOM 5.75m x 3.37m (18'10" x 11'0")

Feature fireplace with gas fire. Wall lights, two radiators. sliding double glazed patio door to rear garden and double glazed french doors to

### CONSERVATORY 3.31m x 2.69m (10'10" x 8'9")

uPVC framed and double glazed with opening top light windows, polycarbonate roof and french doors leading to the garden.

### KITCHEN/BREAKFAST ROOM 3.96m x 2.85m (12'11" x 9'4")

Double glazed window to front aspect and double glazed door to the side. Furnished with a range of modern wall and floor units with rolled edged contrasting worksurfaces and tiled surrounds, inset stainless steel sink unit with mixer tap, stainless steel gas hob with extractor above and oven beneath. Plumbing and space for washing machine and space for slimline dishwasher. Fridge space, wall mounted Vaillant gas fired combination boiler. Kick space heater.

## FIRST FLOOR

### LANDING

Access to roof space, radiator, shelved linen cupboard.

### BEDROOM ONE 3.85m into bay & maximum x 3.0m (12'7" into bay & maximum x 9'10")

Double glazed window overlooking the rear garden, radiator, built in wardrobe (included in measurements).

### EN SUITE SHOWER ROOM

Double glazed window to side aspect, tiled surrounds and floor. White suite with chrome finished fittings comprising wc, wash basin and corner shower enclosure with thermostatic shower. Radiator

### BEDROOM TWO 3.36m x 2.46m (11'0" x 8'0")

Double glazed window to rear aspect, radiator. Built in wardrobe (excluded in measurements).

### BEDROOM THREE 2.97m x 2.21m plus recess (9'8" x 7'3" plus recess)

Double glazed window to rear aspect, radiator. Built in wardrobe (excluded from measurements).

### BATHROOM

White suite with chrome finished fittings comprising bath with folding shower screen and mixer tap with shower fitting, wc with concealed cistern and wash basin set in vanity unit, Tiled floor and fully tiled walls, radiator, shaver point, ceiling mounted downlighters. Window to front aspect.

## OUTSIDE

### FRONT

The property is approached from Downside Close by a private block paved driveway by means of a right of way culminating to the front of the property. The front garden is open plan laid to lawn with a cherry tree.

### ATTACHED GARAGE 5.22m x 2.51m (17'1" x 8'2")

Up and over entrance door, power and light connected and solid PVC personal door leading to the rear garden. Partially boarded loft area for additional storage. To the front of the garage is a driveway providing off street parking with a further block paved driveway to the front of the house. An outside water tap is provided.

### REAR GARDEN approximately 10m x 10m (approximatley 32'9" x 32'9")

A level enclosed garden comprising a paved patio, decking and lawn with raised gravelled beds with shrubs and bushes, There is a gated side access leading to the front of the property.

## TENURE

Freehold

## COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is D. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

## ADDITIONAL INFORMATION

The property is approached from the main cul de sac of Downside Close over a block paved private driveway by means of a right of way across two neighbouring properties culminating at the front of number 6.

## AGENT NOTE

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.

