

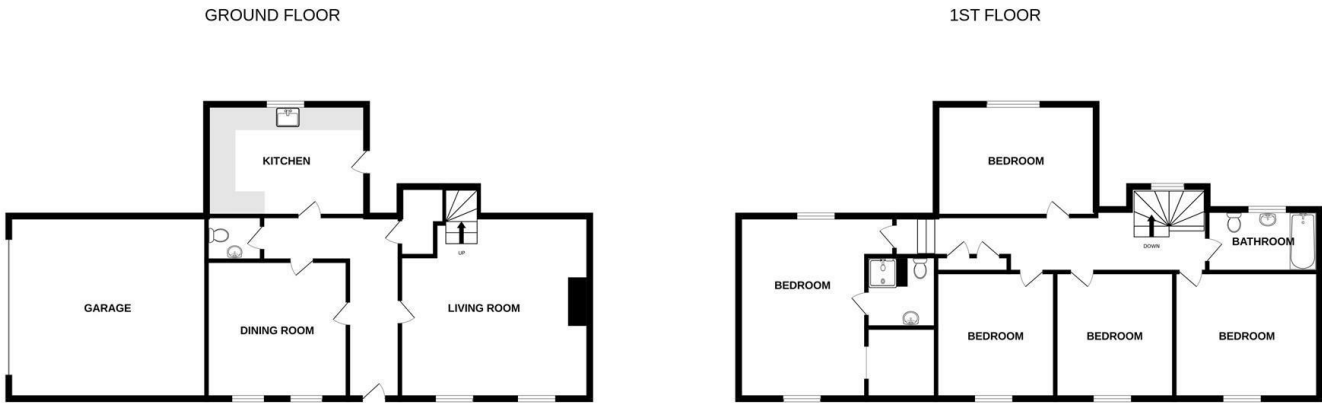
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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14 Tanner Court, Barrs Court, Bristol, BS30 7XB



TOTAL FLOOR AREA : 1942 sq.ft. (180.4 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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£600,000

A well cared for and substantial five double bedroom home in a quiet cul de sac near local amenities, ideal for upsizing families.

- Semi detached ▪ Living room ▪ Dining room ▪ Kitchen ▪ Five double bedrooms ▪ Ensuite ▪ Walk in wardrobe ▪ Family bathroom ▪ Rear garden ▪ Double garage

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14 Tanner Court, Barrs Court, Bristol, BS30 7XB

Situated in a quiet cul de sac in the convenient location of Barrs Court, nearby local amenities, this substantial five double bedroom, semi detached home enjoys spacious and light accommodation throughout, ideal for upsizing families. The unique property offers a modern home with characterful features.

The ground floor accommodation is entered through a welcoming 'L' shaped entrance hallway and comprises two reception rooms with one boasting a feature fireplace, a good sized kitchen with direct access to the garden and a useful cloakroom. To the first floor, five double bedrooms are found with the master benefiting from an ensuite and walk in wardrobe while the others are serviced by a family bathroom.

Further benefits include a low maintenance rear garden of mainly laid to lawn with a choice of patio or decking for outside seating and an integral double garage with parking in front.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY

Access to ground floor rooms and to storage cupboard, tiled flooring, radiator and power points.

LIVING ROOM 5.1m x 4.9m (16'8" x 16'0")

Double glazed windows to front aspect and staircase to first floor. Feature brick fireplace and picture rails. Radiator and power points.

DINING ROOM 3.8m x 3.7m (12'5" x 12'1")

Double glazed window to front aspect, picture rails, radiators and power points.

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

Double glazed window to rear aspect and door to rear garden. Matching wall and base units with laminate work surfaces over with space and plumbing for white goods. Belfast sink with mixer tap over, tiled splashbacks, radiator and power points.

CLOAKROOM 1.9m x 1.1m (6'2" x 3'7")

Wash hand basin with hot and cold taps and tiled splashbacks, low level WC, tiled flooring, radiator and an extractor fan.

FIRST FLOOR

LANDING

Doors leading to all first floor rooms and an airing cupboard housing water cylinder. Access to loft via a hatch, radiator and power points.

BEDROOM ONE 5.3m x 4.9m (17'4" x 16'0")

(measured into walk in wardrobe). Double glazed windows to both front and rear aspects, door to en suite and an opening to walk in wardrobe. Radiators and power points.

EN SUITE 1.9m x 1.9m (6'2" x 6'2")

Walk in shower cubicle off mains, pedestal wash hand basin with hot and cold taps over, low level WC, tiled splashbacks to wet areas and a radiator.

BEDROOM TWO 4.3m x 3m (14'1" x 9'10")

Double glazed window to rear aspect, radiator and power points.

BEDROOM THREE 3.4m x 3.4m (11'1" x 11'1")

Double glazed window to front aspect, radiator and power points.

BEDROOM FOUR 3.4m x 3.2m (11'1" x 10'5")

Double glazed window to front aspect, radiator and power points.

BEDROOM FIVE 3.9m x 3.4m (12'9" x 11'1")

Double glazed window to front aspect, radiator and power points.

BATHROOM 3m x 1.7m (9'10" x 5'6")

Obscured double glazed window to front aspect, panelled bath with taps over with shower head attachment and a glass shower screen. Pedestal wash hand basin with hot and cold tap, low level WC, tiled splashbacks to wet areas and a radiator.

EXTERIOR

FRONT OF PROPERTY

Paving slabs leading to front door.

REAR GARDEN

Mainly laid to lawn with a choice of patio or decking for outdoor dining, additional area of laid to gravel to the side of property with gated side access. Mix of fenced and wall boundaries.

GARAGE 5.3m x 4.9m (17'4" x 16'0")

Electric up and over door, lighting and power points.

OFF STREET PARKING

Block paved off street parking for two vehicles adjacent to garage and rear garden.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website. 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

Local authority: South Gloucestershire

Services: All services connected.

Broadband speed: Superfast 66mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

