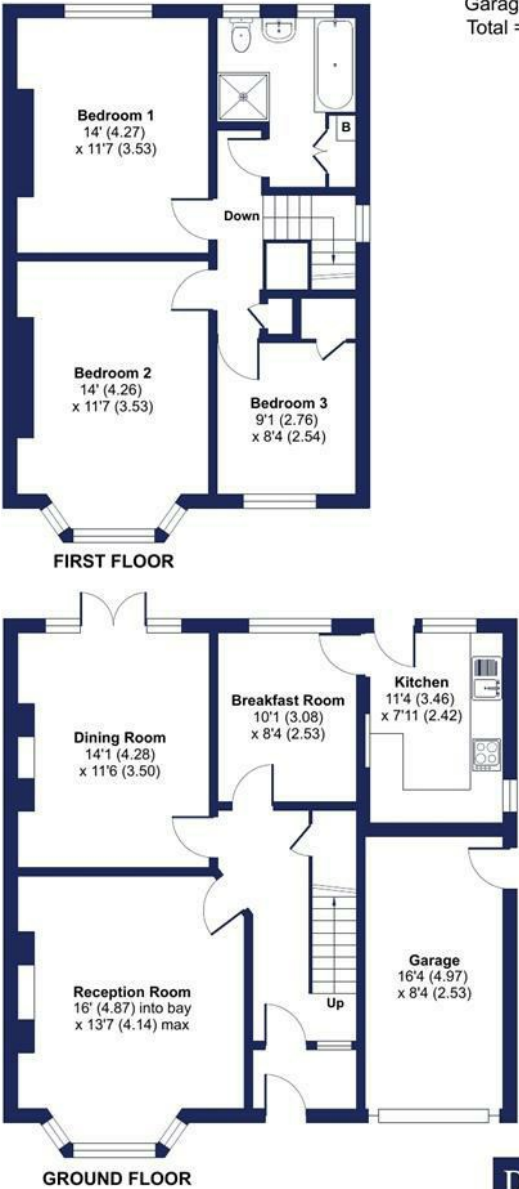


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



West Town Lane, Bristol, BS4

Approximate Area = 1280 sq ft / 118.9 sq m
 Garage = 135 sq ft / 12.5 sq m
 Total = 1415 sq ft / 131.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1283296



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DAVIES & WAY

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9 West Town Lane, Brislington, Bristol, BS4 5DA



Guide Price £450,000

A double bay fronted three bedroom semi detached home that's sits within generous gardens ideal for upsizing families.

- Entrance hallway ▪ Lounge ▪ Dining room ▪ Breakfast room ▪ Modern kitchen ▪ Three bedrooms ▪ Family bathroom ▪ Parking ▪ Garage ▪ Gardens



9 West Town Lane, Brislington, Bristol, BS4 5DA

Positioned in a highly convenient location on West Town Lane, just moments from Brislington Retail Park and within close proximity to several well-regarded schools, this spacious three bedroom semi-detached home offers excellent access to local amenities and superb transport links to Bristol city centre.

Internally, the property offers generous accommodation arranged over two floors, extending to approximately 1270 sq ft (118 sq m). The ground floor features an entrance vestibule leading into a welcoming hallway, a bay-fronted lounge, a sizeable dining room with French doors opening to the rear garden, and a breakfast room that flows into a modern kitchen. Upstairs, the first floor comprises three well-proportioned bedrooms (two doubles and one single), along with a four-piece family bathroom.

Externally, the home is set within substantial gardens. The front boasts a level lawn, a large stone-chipped driveway with turning space, and access to a single garage. The rear garden stretches to approximately 175ft (53m) and is predominantly laid to lawn, enhanced by a raised patio, well stocked flower beds, and a variety of mature trees.

INTERIOR

GROUND FLOOR

ENTRANCE VESTIBULE 2m x 1m (6'6" x 3'3")

Lead inset windows to hallway, glazed door leading to hallway.

HALLWAY 4.3m x 2m narrowing to 1.6m (14'1" x 6'6" narrowing to 5'2")

Radiator, power point, understairs storage cupboard, stairs rising to first floor landing, doors leading to rooms.

RECEPTION ONE 5m x 4.1m into bay (16'4" x 13'5" into bay)

Double glazed bay window to front aspect, feature open fireplace with stone surround, radiator, power points.

RECEPTION TWO 4.5m x 3.6m (14'9" x 11'9")

Dual double glazed windows and double glazed French doors to rear aspect overlooking and providing access to rear garden, feature gas fireplace with brick surround, radiator, power points.

RECEPTION THREE 3.1m x 2.6m (10'2" x 8'6")

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

KITCHEN 3.5m x 2.5m (11'5" x 8'2")

Dual aspect double glazed windows to rear and side aspects, obscured double glazed door to rear aspect leading to rear garden. Modern kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated electric oven, four ring electric hob with extractor fan over, space and plumbing for washing machine, space and power for upright fridge/freezer, power points, splashbacks to all wet areas.

FIRST FLOOR

LANDING 3.6m x 0.9m (11'9" x 2'11")

Built in storage cupboard, power points, doors leading to rooms.

BEDROOM ONE 5.2m x 3.6m into bay (17'0" x 11'9" into bay)

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

BEDROOM TWO 4.5m x 3.6m (14'9" x 11'9")

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

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

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

BATHROOM 3.2m narrowing to 2.5m x 2.5m (10'5" narrowing to 8'2" x 8'2")

Dual obscured double glazed windows to rear aspect, modern matching four piece suite comprising pedestal wash hand basin, low level WC, panelled bath and walk in shower cubicle with electric shower over, built

in storage cupboard housing modern gas combination boiler, heated towel rail, splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Spacious front garden mainly laid to lawn with wall and fenced boundaries, well stocked flower beds, stone chipping driveway and turning space accessed via a dropped kerb and leading to garage, path leading to front door.

REAR GARDEN 53m (173'10")

Generous rear garden measuring approximately 175ft (53m) that's mainly laid to lawn with fenced boundaries, raised patio ideal for entertaining, several small trees, well stocked flower beds, gated path leading to front of property

TENURE

This property is freehold

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D 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

Prospective purchasers are to be aware the next door property has planning in place for a single storey extension to the current dwelling, more details available on the planning portal ref: 25/11246/H. The property is in a coal mining area for which it is recommended a mining report is obtained. There is a ground rent payable of £10 per annum. There are historic covenants on the property.

This home is rebuilt pre-cast concrete construction and a PRC certificate will be made available if required. If a mortgage is being obtained for the purchase the Lender should be consulted to the build type in the first instance.

Local authority: Bristol City

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

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

