

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

High Park, Bristol, BS14

Approximate Area = 1210 sq ft / 112.4 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: 1375612



www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

3 High Park, Knowle, Bristol, BS14 9AH



£525,000

A substantial three bedroom semi detached home that's offered to the market with no onward chain.

- Cul de sac location
- Two Reception rooms
- Kitchen/Breakfast room
- WC
- Three double bedrooms
- Modern shower room
- Off street parking
- Garden
- Marketed with no onward chain



3 High Park, Knowle, Bristol, BS14 9AH

Enjoying a tucked away cul-de-sac position just moments from Callington Road Nature Reserve and the Wells Road, with excellent access to the City Centre, this three double bedroom semi-detached home is well suited to upsizing families.

Internally, the property offers spacious and well-presented accommodation throughout. The ground floor comprises a generous entrance hallway leading to a rear reception room with direct access to the garden, and a front reception room featuring a striking bay window and a gas fireplace. A modern kitchen/breakfast room with a range of integrated appliances and a useful ground floor WC complete the layout. To the first floor, there are three double bedrooms, all served by a luxurious three-piece family shower room.

Externally, the property benefits from a generous block-paved driveway, a small front lawn, and well-stocked flower beds. The rear garden enjoys a sunny south-westerly aspect and features a level lawn, two generous patios ideal for entertaining, mature flower beds, and a timber shed.

Offered to the market with no onward chain, this home represents an excellent opportunity in a highly convenient location.

INTERIOR

GROUND FLOOR

PORCH 2.3m x 1.8m (7'6" x 5'10")

Obscured double glazed windows to front aspect, obscured double glazed windows and door leading to hallway.

HALLWAY 4.2m x 2.4m (13'9" x 7'10")

to maximum points. Radiator, power points, understairs storage cupboard housing gas combination boiler, stairs rising to first floor landing, doors leading to rooms.

RECEPTION TWO 4m x 3.7m (13'1" x 12'1")

Double glazed windows and French doors to rear aspect overlooking and providing access to rear garden, radiator, power points, opening leading to Reception One.

RECEPTION ONE 4.3m x 3.8m into bay (14'1" x 12'5" into bay)

Double glazed bay window to front aspect, feature gas flame effect fireplace with wooden mantle over, radiator, power points, feature glass block window to hallway.

KITCHEN/BREAKFAST ROOM 4.8m x 2.5m (15'8" x 8'2")

Double glazed window to rear aspect, obscured double glazed door to side aspect providing access to garden. Kitchen comprising range of matching wall and base units will roll top work surfaces, bowl and a quarter sink with mixer tap over, integrated double electric oven and four ring gas hob with stainless steel extractor fan over, integrated fridge, freezer and space and plumbing for washing machine and dishwasher. Power points, splashbacks to all wet areas. Breakfast area benefitting from a radiator and ample space for a breakfast table.

WC 1.2m x 0.8m (3'11" x 2'7")

Obscured double glazed window to side aspect, modern matching two piece suite comprising wash hand basin with mixer tap over and low level WC, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 2.4m x 1m (7'10" x 3'3")

Double glazed window to side aspect, power points, doors leading to rooms.

BEDROOM ONE 4.5m x 3.8m into bay (14'9" x 12'5" into bay)

Double glazed bay window to front aspect, an array of built in storage cupboards and wardrobes, radiator, power points.

BEDROOM TWO 4m x 3.8m (13'1" x 12'5")

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

BEDROOM THREE 4.8m x 2.4m (15'8" x 7'10")

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

SHOWER ROOM 2.5m x 2.4m (8'2" x 7'10")

Dual aspect obscured double glazed windows to front and side aspects, access to loft via hatch, modern matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, and oversized walk in shower cubicle with shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to blocked paving that is accessed via dropped kerb and provides ample parking. Wall and shrub boundaries, well stocked flower beds, lawn, gated path leading to rear garden.

REAR GARDEN

Well cared for rear garden mainly laid to lawn with wall and fenced boundaries, generous patio ideal for entertaining, well stocked flower beds, timber shed, under croft storage.

TENURE

The 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

The property is in a coal mining area for which it is recommended a mining report is obtained.

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).

