

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 67                      | 74        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Coombes Way, Bristol, BS30

Approximate Area = 1098 sq ft / 102 sq m (excludes lean to)  
Garage = 138 sq ft / 12.8 sq m  
Total = 1236 sq ft / 114.8 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1362992



DAVIES & WAY

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2 Coombes Way, North Common, Bristol, BS30 8YP



£425,000

A practical four bedroom detached home that's located within a popular residential setting and is marketed with no onward chain.

- Detached ▪ Corner plot ▪ Two reception rooms ▪ Kitchen ▪ WC ▪ Four bedrooms ▪ En suite to master ▪ Family shower room ▪ Gardens ▪ No onward chain

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## 2 Coombes Way, North Common, Bristol, BS30 8YP

Occupying a generous corner plot, this four bedroom detached home offers well proportioned accommodation throughout, ideally suited to growing families looking for a property they can personalise and make their own.

The ground floor is arranged around a welcoming entrance hallway that leads to two adjoining reception rooms and a bright, airy kitchen overlooking the rear garden. A useful side passage provides direct garden access, while a ground floor WC completes the layout. To the first floor, four well-balanced bedrooms are found, with the principal bedroom enjoying the benefit of an en suite shower room. The remaining bedrooms are served by a modern three-piece family shower room.

Externally, the property sits within a mature corner plot. The front garden features a level lawn and block-paved driveway accessed via a dropped kerb, while the rear garden offers a further level lawn, a patio ideal for entertaining, and well-stocked flower beds.

Situated within a prime residential setting and offered to the market with no onward chain, this home presents an excellent opportunity for buyers seeking a property with scope to add their own touch.

### INTERIOR

#### GROUND FLOOR

**ENTRANCE HALLWAY 3m x 2.8m narrowing to 1.9m (9'10" x 9'2" narrowing to 6'2" )**

Obscured window to front aspect, radiator, power points, stairs rising to first floor landing, doors leading to rooms.

**RECEPTION ONE 4.5m x 3.9m (14'9" x 12'9" )**

Secondary glazed window to front aspect, radiators, power points, opening leading to Reception two.

**RECEPTION TWO 3.9m x 2.9m (12'9" x 9'6" )**

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

**KITCHEN 4.4m x 2.8m (14'5" x 9'2" )**

Secondary glazed window to rear aspect overlooking rear garden, kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, range of integrated appliances including double electric oven and second electric oven/combi microwave, four ring gas hob with extractor fan over, space and plumbing for washing machine and slimline dishwasher, space and power supply for upright fridge and freezer. Wall mounted boiler, power points, radiator, tiled splashbacks to all wet areas, glazed door leading to side passage.

**SIDE PASSAGE 5.3m x 1m (17'4" x 3'3" )**

Glazed door leading to front garden, glazed door to rear garden.

**WC 1.7m x 0.8m (5'6" x 2'7" )**

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

#### FIRST FLOOR

**LANDING 4.5m x 1.5m narrowing to 0.8m (14'9" x 4'11" narrowing to 2'7" )**

Secondary glazed window to side aspect, access to loft via hatch, built in storage cupboard housing hot water cylinder, radiator, power points, doors leading to rooms.

**BEDROOM ONE 3.9m x 3.6m (12'9" x 11'9" )**

Secondary glazed window to front aspect, built in wardrobe, radiator, power points, door leading to en suite shower room.

**EN SUITE SHOWER ROOM 2.1m x 1.5m (6'10" x 4'11" )**

Obscured secondary glazed window to front aspect, three piece suite comprising pedestal wash hand basin, low level WC and shower cubicle with shower off mains supply over, radiator, tiled splashbacks to all wet areas.

**BEDROOM TWO 3.9m x 2.8m (12'9" x 9'2" )**

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

**BEDROOM THREE 2.9m x 2.1m (9'6" x 6'10" )**

Secondary glazed window to rear aspect overlooking rear garden, radiator, power points, built in wardrobe.

**BEDROOM FOUR 2.9m x 1.8m (9'6" x 5'10" )**

Secondary glazed window to rear aspect overlooking rear garden, radiator, power points, built in wardrobe.

**SHOWER ROOM 2.2m x 1.9m (7'2" x 6'2" )**

Secondary glazed window to front aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and shower cubicle with electric shower over, radiator, tiled splashbacks to all wet areas.

### EXTERIOR

#### FRONT OF PROPERTY

Generous front garden mainly laid to lawn with well stocked flower beds, fenced boundaries, blocked paved off street parking that's accessed via a dropped kerb and provides ample parking and leads to the garage, gated path leading to rear garden, path leading to front door.

#### REAR GARDEN

Mature rear garden mainly laid to lawn with walled boundaries, well stocked flower beds, patio ideal for al fresco dining, pedestrian access to garage.

**GARAGE 5.2m x 2.4m (17'0" x 7'10" )**

Accessed via electrically operated roller shutter door with pedestrian door to rear garden benefitting from power and lighting.

### 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](http://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

This property is subject to Probate. The property has been subject to subsidence which has been claimed for on insurance and a certificate of structural adequacy has been provided which is available on request from the Agent.

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

Local authority: South Gloucestershire Council

Services: All services connected.

Broadband speed is fibre to cabinet with a download speed of up to 76 Mbps.

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

