


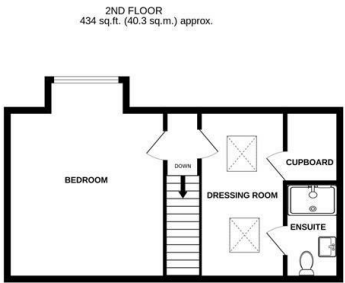
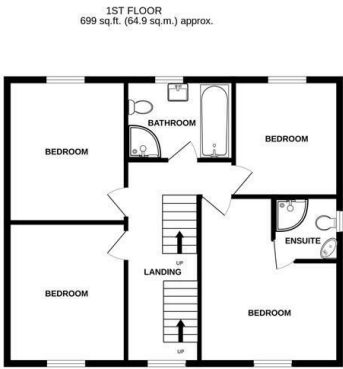
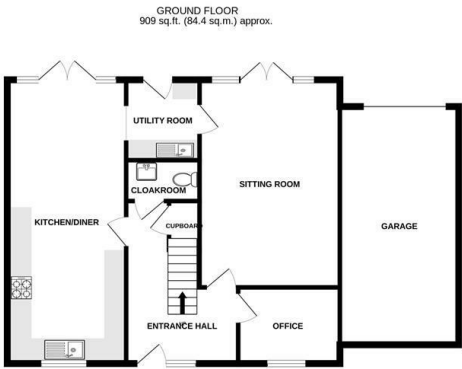
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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98 Bath Road, Willsbridge, Bristol, BS30 6EF



TOTAL FLOOR AREA : 2042 sq.ft. (189.7 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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£700,000

An impressive detached home in a small development which was built in circa 2021. Laid out over three floors the accommodation is sure to impress.

- Between Bristol and Bath
- Ample parking and garage
- Substantial detached home
- Five double bedrooms
- Home office
- Top floor master suite
- Generous size sitting room
- Sunny rear garden
- Bristol to Bath cycle path close by

www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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98 Bath Road, Willsbridge, Bristol, BS30 6EF

Nestled on Bath Road in the charming area of Willsbridge, this stunning detached house, built in 2021, offers a perfect blend of modern living and comfort. With a spacious layout spread over three floors, this property boasts five well-appointed bedrooms and three stylish bathrooms, making it an ideal family home.

As you enter, you are greeted by a spacious reception room, providing ample space for relaxation and entertainment. The separate office is a fantastic addition, perfect for those who work from home or require a quiet space for study. The highlight of the property is undoubtedly the fabulous top floor master suite, which features a dressing room and an ensuite bathroom, creating a private sanctuary for the homeowners.

The generous rear garden is a true gem, basking in sunlight and offering a wonderful outdoor space for family gatherings, gardening, or simply enjoying the fresh air. Additionally, the property includes parking for plenty of cars and has a garage, ensuring convenience for residents.

Well positioned for easy access to both Bristol and Bath, this home is ideal for those seeking a balance of suburban tranquillity and urban amenities. With its modern features and thoughtful design, this property is a must-see for anyone looking to settle in a vibrant and accessible location.

GROUND FLOOR

ENTRANCE HALL

Entry via a double glazed door into a spacious hallway. A staircase leads to the first floor with a storage cupboard underneath. Tiled floor and a radiator.

CLOAKROOM 1.96 x 1.07 (6'5" x 3'6")

Vanity basin with a tile splashback. Toilet. Radiator. Extractor fan.

KITCHEN / DINER 7.44 x 3.11 (24'4" x 10'2")

A wonderful family kitchen, ideal for entertaining. Range of matching wall and base units comprising cupboards, drawers, pull out spice rack and recycling bins; this kitchen offers plenty of storage space with white quartz worktops and upstands. There is an inset one and half sink with a mixer tap. The modern style design is prominent with a built-in oven, induction hob, cooker hood and a dishwasher. Space is also provided for an American style fridge freezer. Double glazed windows to the front and rear with double glazed French doors let light flood in and the contemporary style is completed with low maintenance floor tiles.

UTILITY ROOM 2.10 x 1.93 (6'10" x 6'3")

Storage is available via a wall and base unit with laminate work top and an inset stainless steel sink and mixer tap with white subway style tiles behind. Space is provided for a washing machine and tumble dryer. Wall mounted boiler. Ceiling spotlights.

SITTING ROOM 5.44 x 3.68 (17'10" x 12'0")

A generous spacious room with plenty of space for the whole family. Double glazed windows to rear and a double glazed French doors. Radiator and a television point.

OFFICE 2.66 x 1.91 (8'8" x 6'3")

Double glazed window with front aspect. Tiled floor. Radiator.

FIRST FLOOR

BEDROOM 2 4.32 narrows 2.70 x 3.77 (14'2" narrows 8'10" x 12'4")

A generous double room with a double glazed window. Radiator and a television point.

ENSUITE

Double glazed frosted window. Corner shower with glass sliding doors. Shower with thermostatic control. Toilet and a vanity basin with a tiled splashback. Vinyl flooring.

BEDROOM 3 3.74 x 3.09 (12'3" x 10'1")

Double glazed window. Radiator. Television point.

BEDROOM 4 3.59 x 3.10 (11'9" x 10'2")

Double glazed window. Radiator. Television point.

BEDROOM 5 3.06 x 2.75 (10'0" x 9'0")

Double glazed window. Radiator. Television point.

BATHROOM 3.03 x 2.05 (9'11" x 6'8")

Double glazed frosted window. Panel bath. Vanity basin. Toilet. Separate corner shower with glass sliding doors. Part tiled walls. Ceiling spotlights. Radiator.

SECOND FLOOR

MASTER BEDROOM 5.23 into bay x 4.15 (17'1" into bay x 13'7")

A fabulous main bedroom with a double glazed window with rear aspect and views. Radiator. Television point.

DRESSING ROOM 4.42 x 2.26 (14'6" x 7'4")

Two roof lights and plenty of hanging and drawer space. A further door opens to a cupboard which is 1.82m x 1.42m offering further storage space.

ENSUITE 2.52 x 1.41 (8'3" x 4'7")

Roof light. Walk-in shower with sliding glass doors. Vanity basin and a toilet. Part tiled walls. Shaver point and extractor fan. Radiator and ceiling spot lights.

OUTSIDE

REAR GARDEN

Fencing to rear and sides with a side access gate. Laid mainly to lawn with a raised patio across the rear of the property that is ideal for alfresco dining. External lights. Tap.

GARAGE 6.24 x 3.13 max (20'5" x 10'3" max)

Electric roller door. Power and light is provided. There is further off street parking in front of the garage and to the side of the property.

TENURE

Freehold.

COUNCIL TAX

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

ADDITIONAL INFOPRMATION

Local authority. South Gloucestershire Services. All mains service connected Broadband. Superfast 64mps. Source Ofcom Mobile phone. EE O2 Three Vodafone. All likely. Source Ofcom Property is located within a coal mining reporting area.

