


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>64</div>	<div>83</div>
(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
		

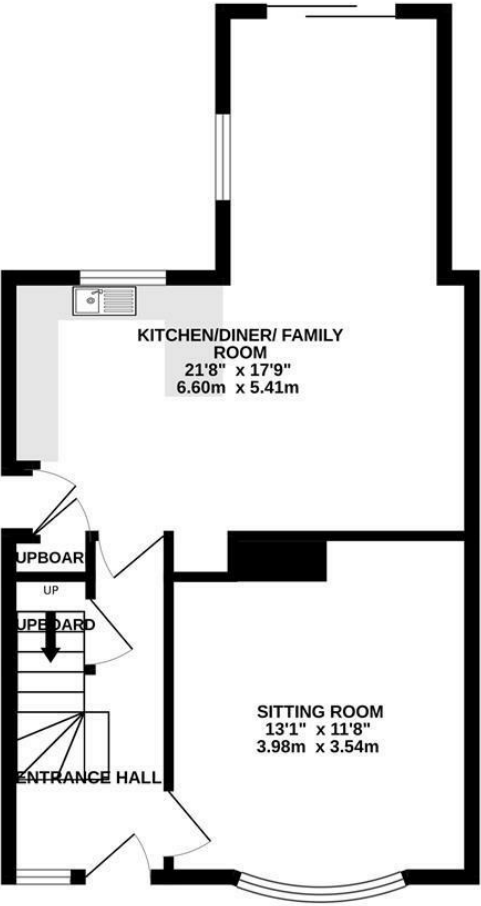
DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

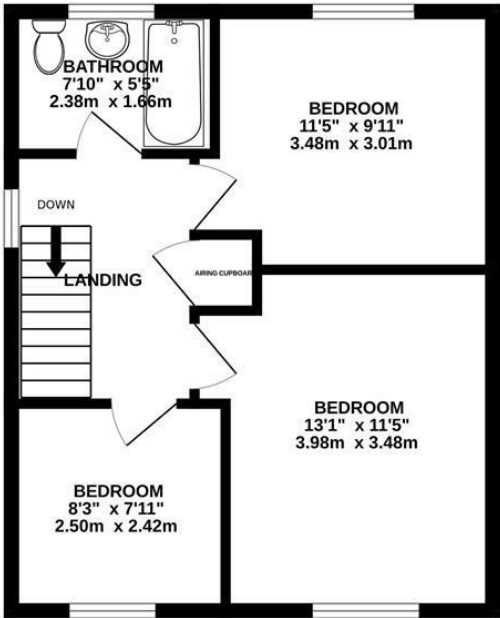
489 Bath Road, Saltford, Bristol, BS31 3BA  
Tel: 01225 400400 email: saltford@daviesandway.com

9 Naishcombe Hill, Wick, Bristol, BS30 5QW

GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 947sq.ft. (88.0 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.  
Made with Metropix 5/2025



£425,000

A very well presented three bedroom semi detached home with ample parking and a garage. There is a great garden to the rear. Internally an open plan kitchen/diner/family room is sure to impress as is the modern contemporary bathroom.

- A lovely well presented home
- Plenty of parking to the front of the property and a garage
- Separate front reception room
- Open plan kitchen / diner / family room
- Modern contemporary bathroom
- Two double bedrooms and a single
- Raised patio area ideal for alfresco dining
- Generous size rear garden
- Wick Golden Valley nature reserve close by
- Well located for access to Bristol and Bath

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.





## 9 Naishcombe Hill, Wick, Bristol, BS30 5QW

Nestled on Naishcombe Hill in the charming area of Wick, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With three spacious bedrooms, this property is designed to accommodate a comfortable lifestyle.

As you approach the house, you will appreciate its set-back position from the road, which not only provides a sense of privacy but also offers ample off street parking alongside a convenient garage. Upon entering, you are welcomed into an inviting hallway. There is an open plan kitchen diner family area, perfect for both entertaining guests and enjoying family meals as well as a separate sitting room. This modern space is designed to foster togetherness, making it the heart of the home.

The property boasts a well-presented modern bathroom, ensuring that your daily routines are both comfortable and stylish. The generous rear garden is a true highlight, providing a wonderful outdoor space for relaxation, gardening, or play. It is an ideal setting for summer barbecues or simply enjoying the fresh air.

One of the most appealing aspects of this home is the lovely views that can be enjoyed from various vantage points. Whether you are sipping your morning coffee or unwinding in the evening, the picturesque surroundings will surely enhance your living experience.

In summary, this semi-detached house on Naishcombe Hill is a perfect blend of modern living and natural beauty, making it a must-see for anyone looking to settle in the Bristol area.

### ENTRANCE HALLWAY

Entry is via a composite contemporary front door with four double glazed square windows. Double glazed frosted window with a side aspect. Area to hang coats and store shoes. Radiator. Staircase to the first floor with a storage cupboard underneath.

### SITTING ROOM 3.53m ext 3.99m x 3.73m (11'6" ext 13'1" x 12'2")

Double glazed bay window to front. Space for an electric fire with tiled hearth. Radiator.

### KITCHEN / DINER / FAMILY ROOM I shaped 5.55m x 6.13m (I shaped 18'2" x 20'1")

A really special space in which many memories can be made. The kitchen area has extensive cream wall and base units with one wall offering full height cupboards. The kitchen has ample wood work top spaces and an inset one and a half bowl sink and mixer tap with a peninsula that has further cupboards underneath. There are built in appliances including a gas hob, two wall built in ovens. Space is provided for a washing machine, slimline dish washer and fridge-freezer. Extending off the back of this area is a dining space. There are dual aspect double glazed windows and double glazed patio doors to the rear gives access to the garden.

### LANDING

Double glazed side aspect window lets natural light flood in. Store cupboards. Wood balustrade and spindles.

### BEDROOM 4.04m x 3.18m (13'3" x 10'5")

Double glazed window with a front aspect and lovely views. Radiator. Plenty of space for wardrobes and chest of drawers.

### BEDROOM 3.02m x 3.00m (9'10" x 9'10")

Double glazed window with a rear aspect. Radiator

### BEDROOM 2.43m x 2.43m (7'11" x 7'11")

Double glazed window with a front aspect. Radiator.

### BATHROOM 2.26m x 1.64m (7'4" x 5'4")

A real touch of luxury here with a vanity sink and enclosed coupled toilet with a white shelf. Heated towel rail. P shaped panel bath with a glass screen and a rainfall shower over. Tiled walls and floor. Double glazed frosted window.

### OUTSIDE

#### FRONT

Gate leads to a tarmac driveway and onto a garage and ample stone chipped off street parking. A wall to the front and fencing to the side encloses the area.

#### REAR GARDEN

A lovely generous garden consisting of a patio area off the back of the dining area and beyond this is mainly laid to lawn with raised flower beds down the right hand side. There is fencing to side and rear and a side access gate. Within the is area is a detached garage with and up and over door to the front and a personal door to the side.

### TENURE

Freehold.

We understand that a rent charge of £8.80 per annum is registered against the property, however, we are informed that this has never been collected during the current or previous ownership.

### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is C 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 mains services connected Mobile phone. Outdoors. EE Three O2 Vodafone. All likely Broadband. Super fast 80mps Source Ofcom

