



G R E G O R Y S  
— E S T A T E A G E N T S —

125 Bath Road  
Bristol, BS30 6ED

**£375,000**



Offered to the market with no onward chain is this impressive, semi detached property. Having undergone a comprehensive refurbishment programme and a re-configuration of the layout, the spacious accommodation now offers a contemporary style, sure to prove popular to professional couples seeking a premium style of living. Externally the inclusion of the driveway, provides for off street parking or two vehicle in addition to the single garage to the rear. Internally the accommodation comprises an impressive fitted kitchen, complete with a large selection of fitted units and Oak work surfaces. The lounge has been re-located to the rear of the property, now with direct access onto the enclosed rear garden. Both bedrooms are double in nature, with the principle bedroom benefitting an en-suite shower room. The main bathroom, comprises a new, four piece white suite. An impressive demi-detached home, conveniently placed directly between Bath & Bristol, and only a moments ride to the cycle path.

## ACCOMMODATION

### ENTRANCE HALLWAY

Composite entrance door with obscure double glazed insert and matching side panel window to the front aspect. laminate flooring, radiator, door way to the kitchen, doors to rooms

### KITCHEN 11' 7" x 8' 3" (3.53m x 2.51m)

A large selection of matching wall and base units with Oak work surfaces over, one and a half bowl sink and drainer unit with mixer taps over, tiled splash backs, integrated fridge/freezer, oven and electric hob with extractor hood over, space and plumbing for a washing machine and tumble dryer, spot lighting, laminate flooring, double glazed window to the front aspect, a gas combination boiler housed in kitchen wall unit

### LOUNGE 13' 9" x 10' 11" (4.19m x 3.33m)

Double glazed sliding patio doors to the rear aspect, radiator

### BEDROOM ONE 12' 2" x 10' 10" (3.71m x 3.30m)

Double glazed window to the front aspect, radiator, door to a large storage cupboard, door to the en-suite

### EN-SUITE

A three piece white suite comprising a low level wc, wash hand basin set in vanity unit with storage under and a shower enclosure, tiled walls to wet areas, laminate flooring, chrome heated towel radiator

### BEDROOM TWO 12' 0" x 10' 5" (3.66m x 3.18m)

Double glazed window to the rear aspect, radiator

### BATHROOM

A four piece white suite comprising a low level wc, wash hand basin set in vanity unit with storage under, a panelled bath with shower mixer taps and a shower enclosure, tiled walls to wet areas, laminate flooring, spot lighting, obscure double glazed window to the side aspect, extractor fan

### FRONT ASPECT

A driveway providing off street parking for two vehicles laid to tarmac and stone shingle, a block paved pathway leading to the property, borders of plants and shrubs, side pedestrian access gate leading to the rear aspect, enclosed by low level boundary fencing

### REAR ASPECT

Laid to lawn and stone shingle, a wooden storage shed, pedestrian access gate to the rear, where the garage is located. Enclosed by boundary fencing

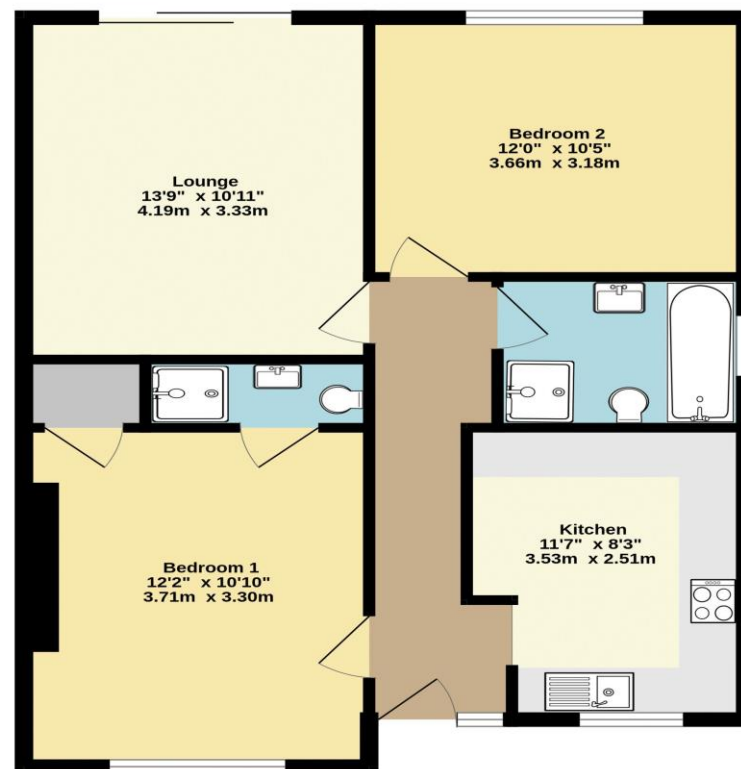
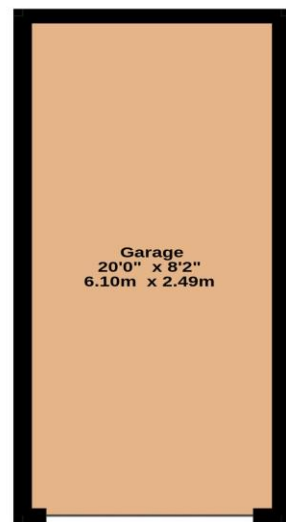
### GARAGE 26' 7" x 8' 2" (8.1m x 2.49m)

A single garage located to the rear of the property. Up and over door providing vehicle access





Ground Floor  
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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## Energy performance certificate (EPC)

125 Bath Road Willsbridge BRISTOL BS30 6ED	Energy rating <b>D</b>	Valid until: <b>12 January 2032</b>
		Certificate number: <b>0340-2447-8190-2592-8281</b>

Property type: Semi-detached bungalow

Total floor area: 66 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		