



110 BATH ROAD  
WILLSBRIDGE  
BRISTOL  
BS30 6EF  
£440,000

GREGORYS  
ESTATE AGENTS



**A magnificent and truly deceptive period property, offered to the market with no onward chain.**

**Positioned within the popular village of Willsbridge, conveniently positioned directly between Bristol & Bath and only a short walk or cycle to the Bristol to Bath cycle pathway. Beautiful countryside walks can be found on your doorstep, whilst the property enjoys lovely open views.**

**Behind this attractive stone façade, deceptively spacious accommodation can be found over four floors. Packed full of character this charming 19th century cottage is a must view. Externally the property benefits a sunny, south facing rear garden. Private in nature and offering an easy maintenance garden, this area is further enhanced by a stone built outbuilding.**

**Internally the property is accessed via a courtyard front garden and entrance hallway. From the hallway, doors lead to both the lounge and sitting room, together with stairs leading to the lower ground floor. The lounge can be found to the front aspect and has been utilised as an additional bedroom. The sitting room is positioned to the rear of the property, bathing the room in natural light. Feature fireplaces can be found to both the lounge and sitting room. From the sitting room a handy study/home office can be found, whilst stairs lead to the first floor landing.**

**Appointed to the first floor, two double bedrooms and a stunning bathroom. The four piece white suite includes a large walk in shower enclosure and separate bath. A staircase from the landing leads to the loft room, which the current owners are using as the principle bedroom. A 'Velux' window allows for natural light with two feature walls with exposed stone creating an impressive space.**

**To the lower ground floor is where the kitchen/diner can be found. The kitchen's centre piece is a stunning 'Aga' with numerous fitted kitchen units. The kitchen extends into the extended part of the property, with further storage, work surfaces and an integrated oven and hob, with space and plumbing for a washing machine and tumble dryer. A practical cloakroom can also be found within this area of the property, offering a valuable and convenient second wc. The dining room completes the accommodation and offers a sizeable room for entertaining with friends and family.**

**This wonderful property must be internally viewed to fully appreciate everything that is on offer.**





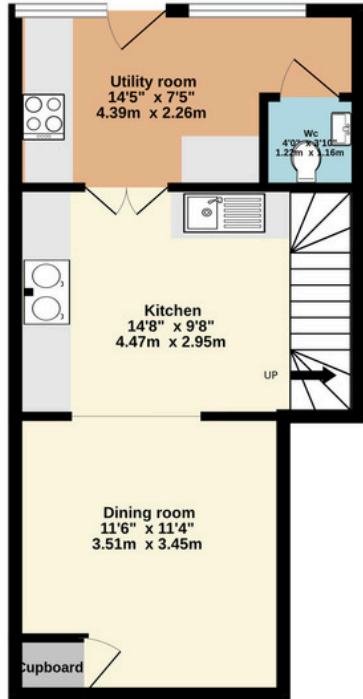




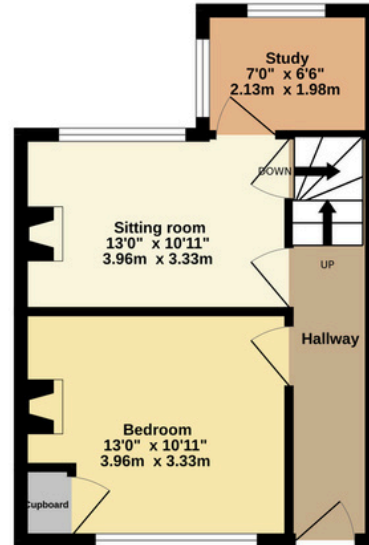




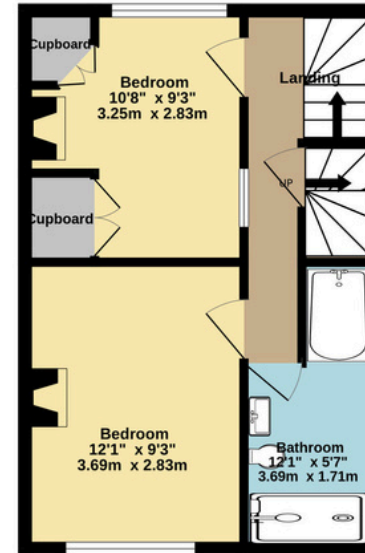
Basement Level



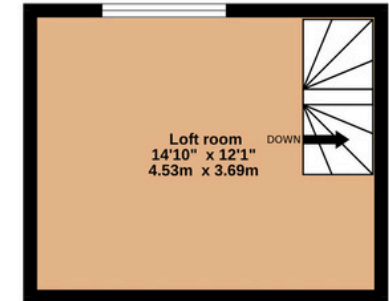
Ground Floor



First Floor



Second Floor



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)

110 Bath Road Willsbridge BRISTOL BS30 6EF	Energy rating <b>C</b>	Valid until: 21 February 2033 Certificate number: 0370-2352-7220-2227-0445
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Property type: Mid-terrace house  
Total floor area: 126 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 energy rating is C. It has the potential to be B.

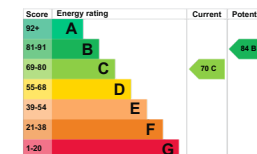
See how to improve this property's energy efficiency.

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



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