



8 COAPE ROAD
STOCKWOOD
BRISTOL
BS14 8TN
£425,000

SITUATED ON THE SOUGHT-AFTER COAPE ROAD, WITHIN THIS POPULAR RESIDENTIAL AREA, CAN BE FOUND THIS SIZEABLE FIVE BEDROOM SEMI-DETACHED HOME, OFFERED TO THE MARKET WITH VENDOR SUITED.

Having served as a long term family home for over 15 years, this extended property benefits from a spacious arrangement, boasting a single storey extension to the rear, and garage conversion with extension over. The sizeable accommodation now offers enviable versatility, sure to lend itself to family buyers and their everchanging needs.

The property welcomes with an entrance hall, leading to a contemporary, open plan living space comprising an impressive kitchen area, dining space and reception. This attractive area lends itself to entertaining, perfect for hosting family gatherings or get togethers with friends, with the room sure to leave a lasting impression. The modern fitted kitchen boasts a vast selection of fitted storage & worktop space, as well as premium selection of 'Neff' integrated appliances. To the front aspect of the room can be a comfortable sitting area, whilst to the rear a bright dining area draws in ample natural light from feature Bifold doors opening to the garden. Separate to this area can be found an additional reception room positioned to the front aspect of the house, ideally suited as a play room, home office, or occasional bedroom. Completing the ground floor offering is a spacious utility area, and practical cloakroom WC.

To the first floor, five bedrooms can be found, four of which being comfortable double bedrooms, and the primary bedroom benefitting from an en-suite shower room. Completing the internal arrangement is a three piece family bathroom, with shower over bath, presented with a neutral white suite.

Externally, the rear garden enjoys a sunny west facing aspect, and lends itself to the low maintenance gardener, mainly laid with patio with a small lawned area. Gated side access leads to the front aspect, where driveway parking can accommodate two vehicles comfortably.

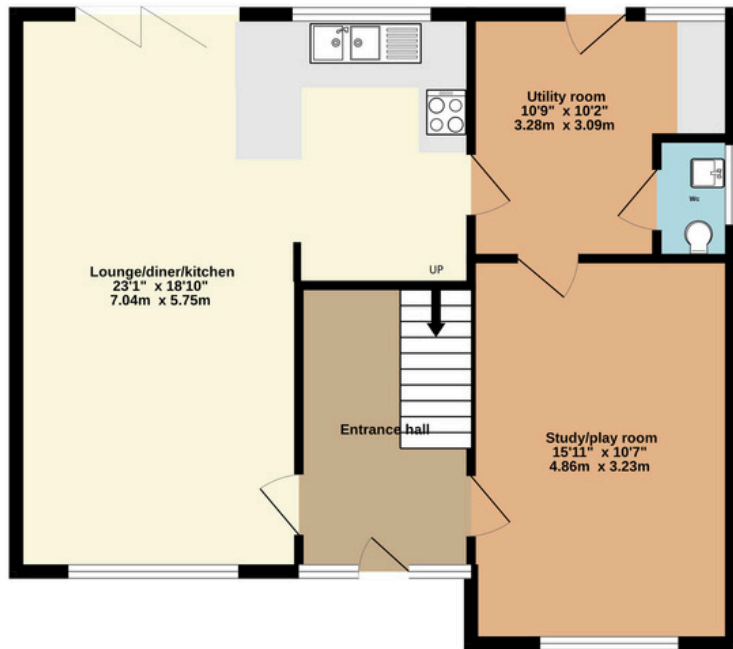
An ideal family home which is simply a must view.



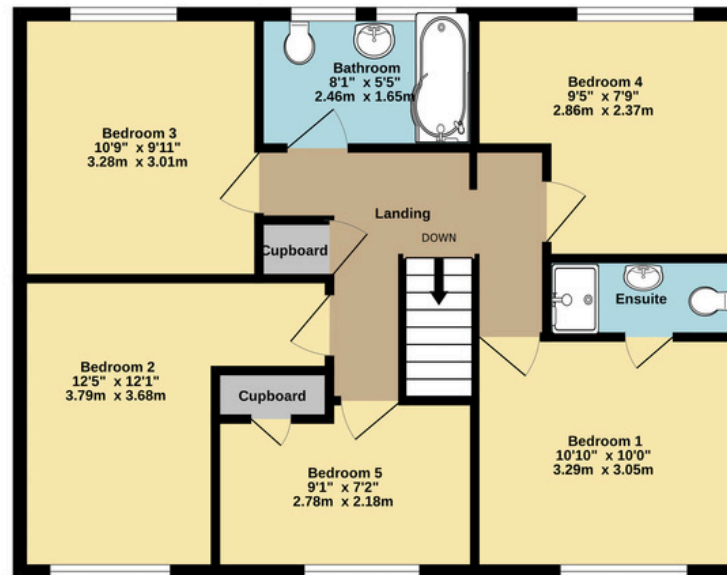




Ground Floor
714 sq.ft. (66.3 sq.m.) approx.



1st Floor
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 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)

8 Crane Road BRISTOL BS14 8TN	Energy rating C	Valid until:	15 July 2035
		Certificate number:	9535-9723-0000-0675-2292
Property type		Semi-detached house	
Total floor area		138 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)

Energy rating and score

This property's energy rating is C. It has the potential to be C.

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

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

Properties get aratingfromA(best)toG (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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