



7 TAPSTERS
CADBURY HEATH
BRISTOL
BS30 8HN
£300K OFFERS OVER

Offered to the market with no onward chain and positioned within this quiet, popular cul-de-sac, can be found this extended and larger than normal, family home.

This traditional terraced property is set within a generous plot, offering a block paved front garden and an enclosed, easy maintenance rear garden mainly laid to stone shingle and paved patio. A shared walkway from the front garden leads to the rear garden, providing a much needed practical element to the property.

Internally the property has been enhanced with the introduction of a single storey rear extension, a conservatory, front porch and a loft room. All of which combine with what would have been a well proportioned home originally, yet now with more space and convenience.

Once inside the entrance porch leads to the hallway, where stairs lead to the first floor and doors lead to the ground floor rooms. The lounge and dining room is open plan with the lounge overlooking the front aspect and the dining room leading to the conservatory, with views and direct access to the rear garden. The separate kitchen comprises built in wall and base units and in turn leads to the rear lobby / utility room. Completing the ground floor and positioned within the extension is what has been used as a home office/study and a shower room.

To the first floor can be found three bedrooms and the family bathroom . The bathroom comprises a three piece white suite. Stairs from the first floor landing lead to the second floor and the loft room, a room that the current owners have used as a fourth bedroom.

Although the property is in need of an element of upgrading, the potential and size of the property will no doubt impress any couple or family alike.

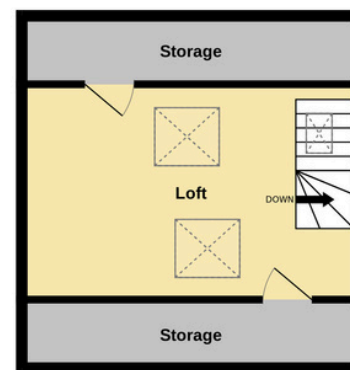
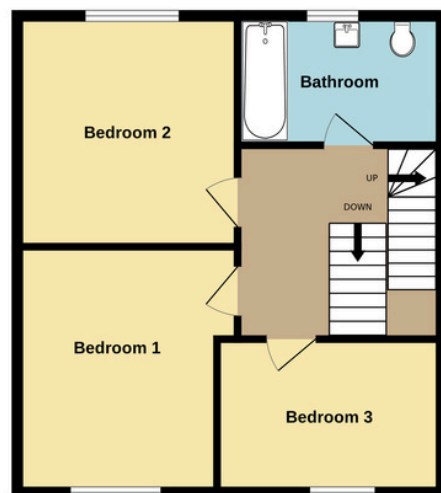
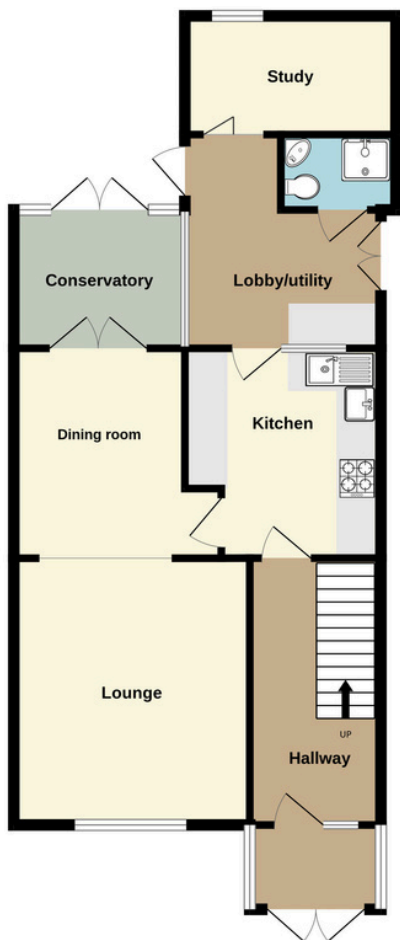




Ground Floor
718 sq.ft. (66.7 sq.m.) approx.

1st Floor
523 sq.ft. (48.6 sq.m.) approx.

2nd Floor
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1549 sq.ft. (143.9 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)			
7 Tapsters BRISTOL BS30 8HN	Energy rating D	Valid until:	25 August 2035
		Certificate number:	0390-2106-2580-2025-4441
Property type		Mid-terrace house	
Total floor area		112 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 D. It has the potential to be C.

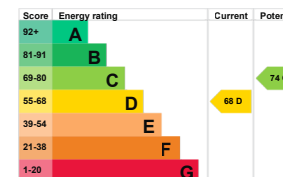
[See how to improve this property's energy efficiency.](#)

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

Properties get 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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