



20 CONISTON CLOSE  
BRIDGEYATE  
BRISTOL  
BS30 5XT  
£425,000



**Occupying a generous corner plot within this pleasant cul-de-sac position, can be found this lovely detached property, offered to the market with no onward chain.**

**Externally the property really comes into its own, with extensive wrap around gardens found to the rear and side aspect. The gardens are beautifully kept, with large areas of lawn complimented by mature, attractive borders of plants, shrubs and trees. The garden enjoys a abundance of sunlight, enjoying a southerly aspect. To the front aspect, a single garage and driveway provides off street parking. The garage benefits pedestrian access direct to the rear garden, complete with power and light supply.**

**Internally the property is entered via a lobby, with doors to a handy cloakroom and a glazed door leading to the lounge. The lounge is a welcoming room, spanning the entire length of the property with double doors leading to the dining area and sliding patio doors leading to the conservatory. The conservatory sits proudly overlooking the gardens - the perfect place to sit and enjoy the morning sunshine. Like the lounge, the kitchen/diner spans the full length of this family home with dual aspect windows to the front and rear aspect. The kitchen comprises numerous built in wall and base units with roll top work surface over. A upvc pedestrian door leads from the kitchen to the rear garden.**

**To the first floor can be found three bedrooms, two of which are double, with the third being a comfortable single. Built in wardrobes and bedroom furniture can be found to all three bedrooms. The family bathroom completes this family home and comprises a three piece white suite. Storage cupboard s can be found to both the first floor landing and understairs in the lounge. Furthermore the property is double glazed and gas central heated.**

**Coniston Close is a popular cul-de-sac within Bridgegate, offering an easy commute for those looking to access the motorway networks. For those looking for a slightly more energetic commute, the Bristol to Bath cycle path can be found only a short distance away. Highly regarded local schools and family friendly pubs are all on hand to enjoy, making this a wonderful area to live, particularly for families.**





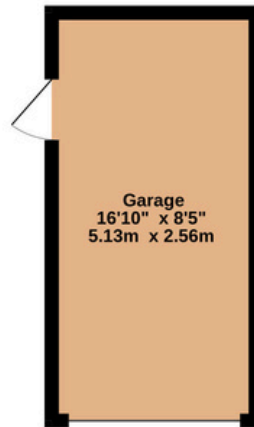
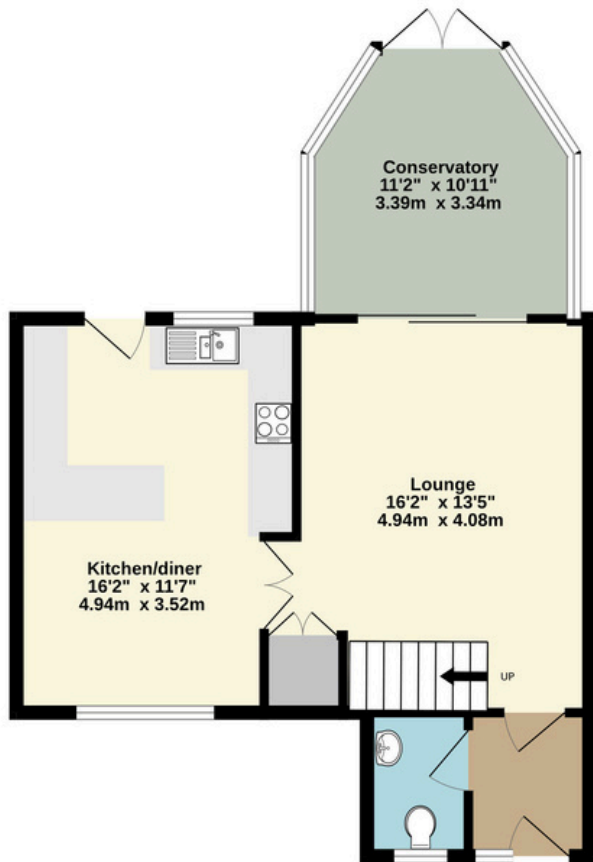








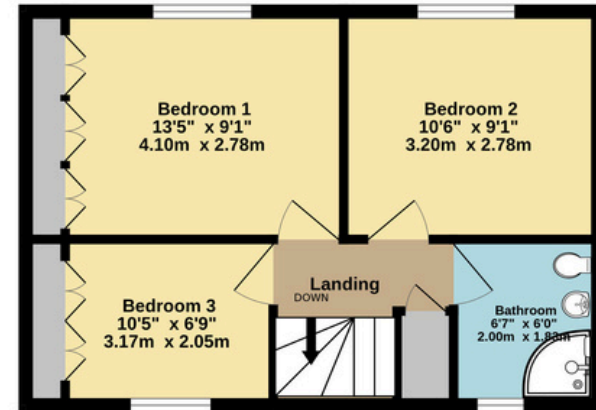
Ground Floor  
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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1st Floor  
383 sq.ft. (35.6 sq.m.) approx.



#### Energy performance certificate (EPC)

20 Coniston Close BRISTOL BS30 5XT	Energy rating <b>C</b>	Valid until: 22 January 2036 Certificate number: 7136-6329-2500-0457-9222
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Property type	Detached house
Total floor area	79 square metres

#### Rules on letting this property

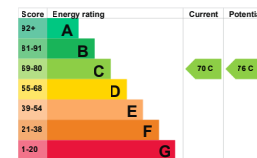
Properties can be let if they have an energy rating from A to E.

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 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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