

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Entry 3'1" x 5'2" (0.94 x 1.57)
- Hallway 13'3" x 9'0" (4.04 x 2.74)
- Living Room 14'2" x 13'7" (4.32 x 4.14)
- Dining Room 12'3" x 10'11" (3.73 x 3.33)
- Kitchen 13'2" x 8'11" (4.01 x 2.72)
- Utility 5'0" x 7'6" (1.52 x 2.29)
- Cloakroom 2'10" x 7'0" (0.86 x 2.13)
- Landing 11'8" x 7'2" (3.56 x 2.18)
- Bedroom 11'5" x 14'5" (3.48 x 4.39)
- Bedroom 12'4" x 9'1" (3.76 x 2.77)
- Bedroom 8'11" x 6'3" (2.72 x 1.91)
- Bedroom 7'6" x 9'0" (2.29 x 2.74)
- Bathroom 6'6" x 5'7" (1.98 x 1.70)

Approximate total area 115.05 m²
 1238.36 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. G19AF360



- Detached house
- Lounge
- Dining room
- Kitchen/breakfast room
- Four bedrooms
- Family bathroom & En-suite
- Gas central heating
- Double garage
- Enclosed garden with cabin

66 Causley Drive, Barrs Court, Bristol, South Gloucestershire, BS30 7JD
Asking Price £525,000 Freehold

PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 2

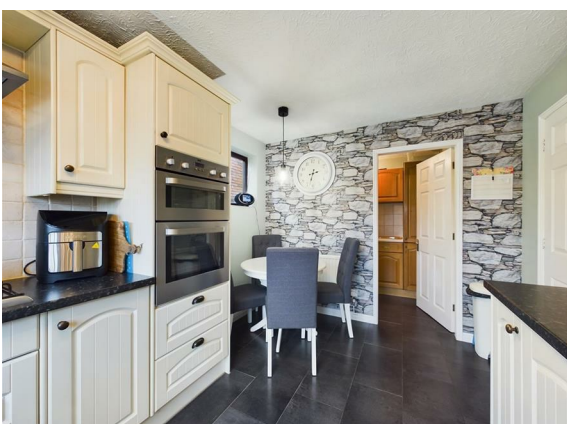
BATHROOMS 2

EPC RATING D

COUNCIL TAX BAND F



A deceptively spacious and well presented four bedroom detached family home situated in this popular location with easy access to local supermarket, retail parks and local school. The accommodation comprises entrance porch, entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room and utility room. To the upper floor there are four bedrooms with ensuite to bedroom one and family bathroom. Further benefits include off street parking to the front leading to a double garage and well maintained enclosed rear garden and cabin to the rear with power and light.



the location

Causley Drive is located a short distance away from Asda supermarket and local retail park, there is the local school nearby, there are good transport routes in to both Bristol and Bath. Bristol 8 miles and Bath 10.6 miles.



what the owners will miss

We will miss the local facilities that are within easy reach and being able to walk to the Cinema and Asda supermarket also the spacious feel of the house and living in a quiet neighbourhood.



just a thought...

Homes of this calibre rarely remain available for long and an early viewing is recommended to appreciate all this spacious property has to offer.