

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainaged, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

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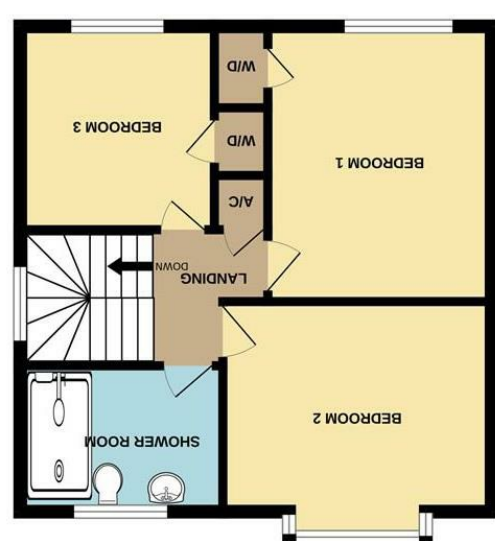
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Get in touch to arrange a viewing!

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1ST FLOOR



GROUND FLOOR



18 Swash Drive, Barrs Court, Bristol, BS30 7AJ

£400,000



Council Tax Band: D | Property Tenure: Freehold

NO CHAIN!! Blue Sky are delighted to offer for sale this beautiful three bedroom detached home located on Swaish Drive in Barrs Court. The property is ideally located to local amenities in the area, schools and good road links to the ring road. The accommodation comprises: entrance hall, cloakroom, lounge/diner, kitchen and conservatory to the ground floor. The first floor offers three good size bedrooms and the stunning shower room. Externally the property boasts a front and rear garden, garage and driveway parking to front. Don't miss out on this wonderful home, call today!!!



Entrance Hall

12'10" x 10'3" into s/c (3.91m x 3.12m into s/c)
Double glazed door and window to front, radiator, stairs to first floor landing, under stairs storage cupboard.

Lounge/Diner

21'11" max x 11'1" (6.68m max x 3.38m)
Double glazed window to front, two radiators, electric fire, double glazed French doors to conservatory.

Cloakroom

5'10" x 4'4" (1.78m x 1.32m)
Double glazed window to front, W.C, wash hand basin with vanity, radiator, partly tiled walls, fuse board in wall cupboard.

Kitchen

9'2" x 10'1" (2.79m x 3.07m)
Double glazed door and window to rear, wall and base units with worktops over, under unit lighting, gas hob, cooker hood, electric oven, sink and drainer, splashbacks, spotlights, integral washing machine, integral dishwasher, space for fridge/freezer, wall cupboard housing gas boiler.

Conservatory

9'5" x 9'1" (2.87m x 2.77m)
Of brick and UPVC construction, radiator, double glazed windows and double glazed front door to rear garden.

First Floor Landing

5'10" max x 12'1" max (1.78m max x 3.68m max)
Double glazed window to side, airing cupboard with hot water tank, loft access (loft with ladder and light).

Bedroom One

11'9" x 9'7" (3.58m x 2.92m)
Double glazed window to rear, radiator, built in wardrobe.

Bedroom Two

9'4" x 11'8" (2.84m x 3.56m)
Double glazed box bay window to front, radiator.

Bedroom Three

8'10" x 9'9" (2.69m x 2.97m)
Double glazed window to rear, radiator, built in wardrobe.

Shower Room

6'1" x 9'7" (1.85m x 2.92m)
Double glazed window to front, heated towel rail, W.C, walk in shower, wash hand basin with vanity, spotlights, partly tiled walls.

Garage

Double glazed window to rear, eaves storage, door to rear, up and over door to front, power and light.

Parking

Driveway parking to front.

Front Garden

Shrubs, canopy over front door, gated side access, gravel area.

Rear Garden

Outside tap, patio, shed, lawn, shrubs and trees, side gate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

