



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/drainage down, 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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Like what you see?



125 Bath Road, Willsbridge, Bristol, BS30 6ED
Offers In Excess Of £350,000



Council Tax Band: C | Property Tenure: Freehold

NO CHAIN!! Blue Sky welcomes you to this beautiful two bedroom semi-detached bungalow located on Bath Road in Willsbridge. Location is ideal as main roads to Bath and Keynsham are close by, as well as Bristol to Bath cycle track and Bitton railway! The current vendor has greatly improved this home to a very high standard, all set to move into! The accommodation comprises: entrance hall, kitchen, lounge, bathroom and two bedrooms (bedroom one boasting en-suite). Externally the property offers driveway parking to front, rear garden with lawn area and single garage located to the rear and accessed via the rear lane. This stunning home must be viewed to appreciate all that is on offer!!



Entrance Hall

18'3" x 4'5" n/t 3'3" (5.56m x 1.35m n/t 0.99m)
Double glazed door and window to front, two radiators, wall cupboard housing meters and fuse board, loft access (ladder, part boarded, insulation).

Lounge

14'5" x 10'10" (4.39m x 3.30m)
Double glazed patio doorsto rear, radiator.

Kitchen

11'7" x 8'6" n/t 7'0" (3.53m x 2.59m n/t 2.13m)
Double glazed window to front, wall and base units with wood worktops over, spotlights, sink and drainer, tiled splashbacks, electric hob and oven, cupboard housing gas combi boiler, cooker hood, integral fridge/freezer, space for washing machine, space for tumble dryer.

Bedroom One

12'8" max x 10'11" max (3.86m max x 3.33m max)
Double glazed window to front, radiator, built in wardrobe with light, door to en-suite.

En-Suite

2'11" x 7'6" (0.89m x 2.29m)
W.C, wash hand basin with vanity, shower cubicle, extractor fan, heated towel rail, part tiled walls.

Bedroom Two

10'5" x 11'11" (3.18m x 3.63m)
Double glazed window to rear, radiator.

Bathroom

8'2" x 6'0" (2.49m x 1.83m)
Double glazed window to side, W.C, wash hand basin with vanity, shower cubicle, enclosed bath with shower head attached, extractor fan, spotlights, heated towel rail, part tiled walls.

Front Garden

Borders of shrubs and plants, side access gate, composite deck step to front door.

Driveway

Parking for two cars, area laid to gravel, tarmac and block parking.

Rear Garden

Enclosed rear garden, area laid to gravel and lawn, shed, pathway leading to rear gate, border of plants, side gate.

Garage

Accessed via rear lane, up and over door to front, middle garage in a block of three.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	59	86
(81-91) B		
(69-80) C		
(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		

