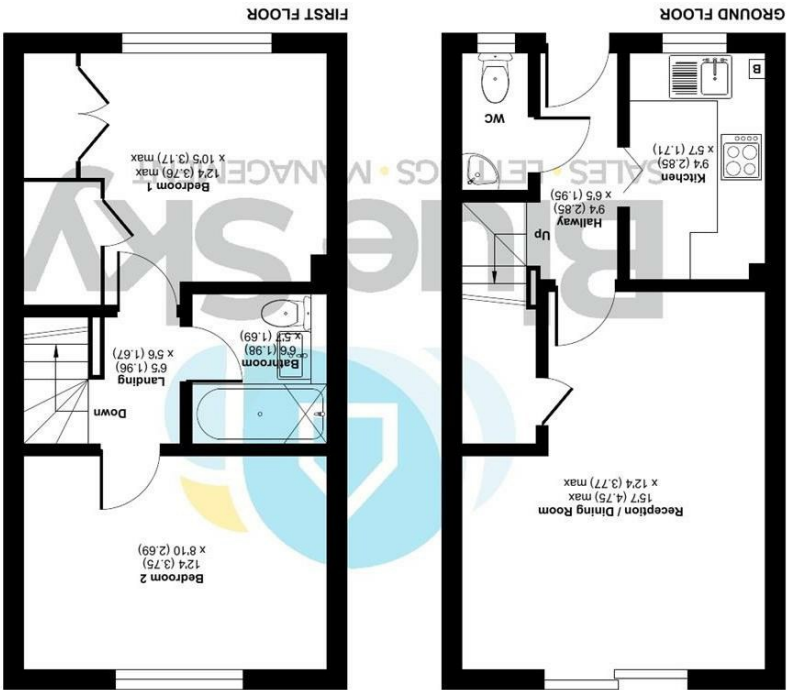




**Summer House Way, Warmley, Bristol, BS30**  
Approximate Area = 636 sq ft / 59 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, © RICS 2025. Produced for Blue Sky Property Solutions Ltd. REF: 1341741

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.

**The Important Bit!**

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**Get in touch to arrange a viewing!**

**Like what you see?**



Council Tax Band: B | Property Tenure: Freehold

NO CHAIN! Nestled in a small private development tucked away from the world behind large stone walls you'll find this delightful two double bedroom mid-terrace home on Summer House Way. Built in 2001, the property offers modern living and the current vendor has maintained this property to a really high standard. Ready to move in! The accommodation comprises: entrance hall, cloakroom, kitchen to front and a lounge/diner to rear with access to the rear garden. The first floor boasts two double bedrooms and bathroom. Externally you will find a good size rear garden and parking space for one car to front. Additionally, the property is conveniently located near the Bristol to Bath cycle path and Warmley Forest making it an ideal choice for cycling enthusiasts or those who enjoy leisurely walks in picturesque surroundings. This property is not to be missed!



Entrance Hall

9'4" x 6'5" (2.84m x 1.96m)  
Double glazed door to front, radiator, stairs to first floor landing.

Cloakroom

Double glazed window to front, fuse board, W.C, wash hand basin, radiator, tiled splash backs.

Kitchen

9'4" x 5'7" (2.84m x 1.70m)  
Double glazed window to front, wall mounted gas boiler, wall and base units with worktops over, tiled splash backs, sink and drainer, gas hob, cooker hood, electric oven, inset lights, space for fridge/freezer, space for washing machine.

Lounge/Diner

15'7" max x 12'4" max (4.75m max x 3.76m max)  
Double glazed patio doors to rear, radiator, under stairs storage cupboard, electric fire.

First Floor Landing

6'5" x 5'6" (1.96m x 1.68m)  
Loft access (ladder, part boarded).

Bedroom One

12'4" max x 10'5" max (3.76m max x 3.18m max)  
Double glazed window to front, radiator, built in wardrobe, airing cupboard housing hot water tank.

Bedroom Two

12'4" x 8'10" (3.76m x 2.69m)  
Double glazed window to rear, radiator.

Bathroom

6'6" x 5'7" (1.98m x 1.70m)  
Extractor fan, shaver point, W.C, wash hand basin, radiator, part tiled walls, enclosed bath with shower head off taps.

Front

Canopy over front door, gravel area, pathway to front door.

Rear Garden

Rear access gate to pathway, patio area, lawn area, rear patio.

Parking

Allocated parking for one, outside the front door.

Agent Note

The vendor has advised there is a site fee of £240 per year for maintenance of the site grounds.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
2002/91/EC		
