



## 99 Bath Road, Bristol, BS30 6ED

**£400,000**

Nestled on Bath Road in the charming village of Willsbridge, Bristol, "Woodbine Cottage" is a beautifully presented terraced cottage that perfectly blends modern comforts with delightful original features. This inviting home boasts two spacious reception rooms, ideal for both relaxation and entertaining, alongside two well-appointed bedrooms that provide a peaceful retreat.

The cottage features a stylish bathroom and a cottage-style kitchen, which is both functional and aesthetically pleasing. The warmth of the property is enhanced by a gas-fired central heating system and double glazing, ensuring a cosy atmosphere throughout the year. A striking wood-burning stove serves as a charming focal point in the living area, perfect for those chilly evenings.

Outside, the property offers off-street parking for two vehicles, a valuable asset in this desirable location. The well-tended front and rear gardens are designed for low maintenance, allowing you to enjoy the outdoors without the burden of extensive upkeep. The rear garden also features a brick-built barbecue, making it an excellent space for summer gatherings and al fresco dining.



Entrance via front door into

### Hallway

Step up via multi-glazed door into

### Sitting Room

11'8" x 15'0" (3.57 x 4.58)



uPVC double glazed sash window to front aspect, wood effect flooring, 2 single radiators, feature wood burning stove with slabbed hearth and wooden mantel over, coving, wall lights, part exposed wooden beams, stairs rising to first floor landing, opening to

### Dining Room

11'5" x 15'0" (3.48 x 4.59)



uPVC double glazed sliding patio doors to rear garden, opening to old chimney with brick inset mantel with slabbed hearth, under stairs storage cupboard, wood effect flooring, coving, inset spots, single radiator, further multi glazed door with slight step down into

### Kitchen

14'11" x 8'5" (4.55 x 2.59)



uPVC double glazed window to side aspect, storage cupboard housing Vaillant gas boiler, slabbed flooring, a range of cottage style wall and floor units with wooden worksurface over, Belfast style sink with chrome mixer tap, tiled splash backs, 4 ring electric Baumatic induction hob with extractor over, full sized integrated dishwasher, built in Neff oven and grill, space and plumbing for American style fridge freezer, inset spots, opening to

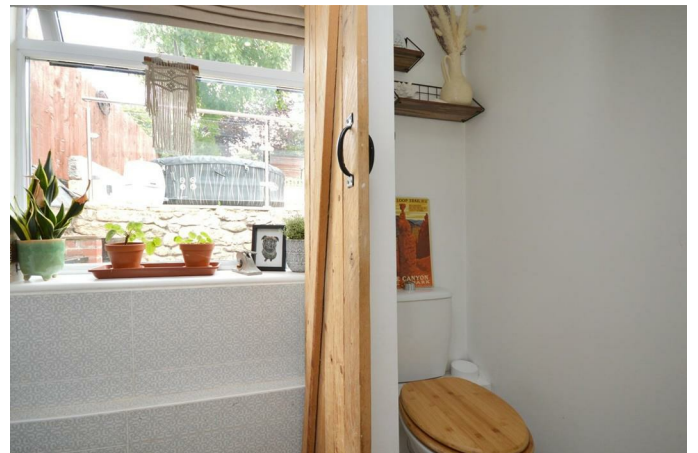
### Utility Room

8'10" x 8'5" (2.70 x 2.59)



uPVC double glazed window to rear aspect, slabbed flooring, uPVC stable style door to side and rear garden, further range of storage cupboards with wooden worksurface over, space and plumbing for white goods including tumble drier and washing machine, tiled walls, inset spots, sliding wooden door to

### Downstairs W/C



Low level w/c, wash hand basin with chrome mixer taps over and storage drawers beneath, inset spots.

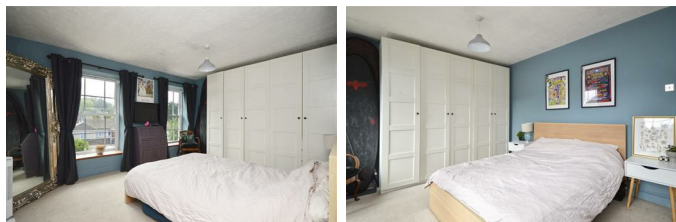
## First Floor Landing



Access to loft space, doors to

## Master Bedroom

11'8" x 15'1" (3.58 x 4.61)



uPVC double glazed sash windows to front aspect with low level window seats, single radiator, space for freestanding wardrobes.

## Bedroom Two

11'5" x 7'4" (3.50 x 2.25)



uPVC double glazed window to rear aspect, single radiator, storage cupboard.

## Bathroom

7'8" x 7'3" (2.34 x 2.23)



Obscured uPVC double glazed window to rear aspect, tiled flooring, part tiled walls, suite comprising bath with shower attachment over, wash hand basin with mixer taps over and storage drawers beneath, w/c, fully tiled corner shower cubicle with sliding glazed doors and rainfall shower with separate shower attachment over, inset spots, extractor, large wall mounted heated towel rail.

## Outside



The FRONT of the property is well maintained and beautifully presented which is laid mainly to gravel for ease of maintenance with a pathway leading to the front door and is partly enclosed by hedging and original stone walling. The REAR of the property has a gravel area immediately adjacent to the property with raised railway sleeper flower beds containing a couple of climbing shrubs, there is a brick built bbq area with a log store beneath, steps rise to a further patio area which is ideal for garden furniture with glass balustrade with a step up to a further area laid to artificial lawn for ease of maintenance. At the rear of the lawn there is a pedestrian gate giving access to an area with off street parking for 2 vehicles with secure gated access.

## Directions

Sat Nav BS30 6ED

Floor Plan

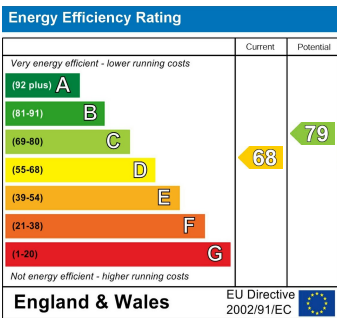


Total area: approx. 94.1 sq. metres (1012.6 sq. feet)  
99 Bath rd, Bristol

Area Map



Energy Efficiency Graph



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