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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		85	
(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	

## Maes Knoll Drive, Whitchurch, Bristol, BS14

Approximate Area = 938 sq ft / 87.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1423184



## 65 Maes Knoll Drive, Whitchurch, Bristol, BS14 0FF



£370,000

An attractive three bedroom semi detached property located within a modern development.

- Semi detached
- Entrance hallway
- Lounge
- Kitchen/Dining room
- WC
- Landing
- Three bedrooms
- Bathroom
- Off street parking
- Garden

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# 65 Maes Knoll Drive, Whitchurch, Bristol, BS14 0FF

Enjoying a highly convenient location within a modern development, this three bedroom semi detached home offers spacious accommodation throughout and is ideally suited to couples and families alike.

Internally, the ground floor comprises a welcoming entrance hallway leading to a spacious lounge, which in turn opens into a modern kitchen/breakfast room overlooking the rear garden. The ground floor accommodation is completed by a rear lobby providing access to the garden and a useful WC. To the first floor, the home benefits from a roomy landing that leads to three generously proportioned bedrooms and a modern three piece family bathroom.

Externally, both the front and rear gardens have been landscaped with ease of maintenance in mind. The rear garden enjoys a south westerly aspect and is mainly laid to lawn and patio, further benefitting from fenced boundaries and a useful timber shed.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 2.5m x 1.5m (8'2" x 4'11" )

Radiator, stairs rising to first floor landing. Door leading to lounge.

#### LOUNGE 4.6m x 3.7m (15'1" x 12'1" )

Double glazed window to front aspect, radiator, power points. Door leading to kitchen/dining room.

#### KITCHEN/DINING ROOM 4.7m x 3.1m (15'5" x 10'2" )

Double glazed window to rear aspect overlooking rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces. Bowl and a quarter stainless steel sink with mixer tap over, integrated electric oven with four ring gas hob and stainless steel extractor fan over, space and plumbing for washing machine, space and power for upright fridge/freezer. Wall mounted gas combination boiler, power points, splashbacks to all wet areas. Radiator, ample space for family sized dining table. Door leading to rear lobby.

#### REAR LOBBY 1.8m x 1.5m (5'10" x 4'11" )

Double glazed door to rear aspect overlooking rear garden, radiator, door leading to WC.

#### WC 1.8m x 1.5m (5'10" x 4'11" )

Modern matching two piece suite comprising pedestal wash hand basin and low level WC, radiator, extractor fan, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING 1.5m x 1.4m (4'11" x 4'7" )

Double glazed window to side aspect, access to loft via hatch, built in storage cupboard, power points, doors leading to rooms.

#### BEDROOM ONE 4.7m x 2.5m (15'5" x 8'2" )

Double glazed window to front aspect, built in triple wardrobe, radiator, power points.

#### BEDROOM TWO 4.6m x 2.3m (15'1" x 7'6" )

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

#### BEDROOM THREE 3.1m x 2.2m (10'2" x 7'2" )

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

#### BATHROOM 2m x 1.8m (6'6" x 5'10" )

Modern matching three piece suite comprising pedestal wash hand basin, low level WC, and panelled bath with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

## EXTERIOR

### FRONT OF PROPERTY

Low maintenance front garden mainly laid to chippings, path leading to front door.

### OFF STREET PARKING

Allocated off street parking for several vehicles that's accessed via a dropped kerb and leads to the rear garden via a gated path.

### REAR GARDEN

Low maintenance rear garden mainly laid to lawn with fenced boundaries, patio, timber shed, raised flower beds.

### TENURE

This property is freehold. An estate charge of approximately £298 per annum is payable.

### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to [www.gov.uk](http://www.gov.uk) website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

### ADDITIONAL INFORMATION

The property is in a coal mining area for which it is recommended a mining report is obtained.

Local authority: Bath and North East Somerset.

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside O2, EE and Vodafone - all likely available (Source - Ofcom).

