



7 COOMBES WAY
NORTH COMMON
BRISTOL
BS30 8YW
£395,000

Offered to the market with no onward chain and positioned within this popular cul-de-sac position, can be found this extended, semi detached property.

Offering spacious accommodation, bathed in natural light, this lovely three-bedroom property makes for the perfect family home. Set within a generous plot the property benefits an expansive rear garden, enclosed and private in nature and a driveway and garage providing off street parking.

Internally the ground floor has been enhanced with the introduction of a single storey side extension, allowing for a larger kitchen, which has been newly fitted and allows for direct access into the garage. Access into the property is via an entrance lobby which in turn leads to the lounge. The lounge spans the full width of the property, comprises a feature fireplace with stairs leading to the first floor and doorway leading to the dining room. To the rear of the property the dining area, complete with sliding patio doors leads to the rear garden and opens to the kitchen / breakfast room, again with direct access and views of the garden. The kitchen comprises numerous contemporary units including a feature fitted island and breakfast bar. The single garage can be accessed via the kitchen and comprises an up and over door providing vehicle access from the driveway.

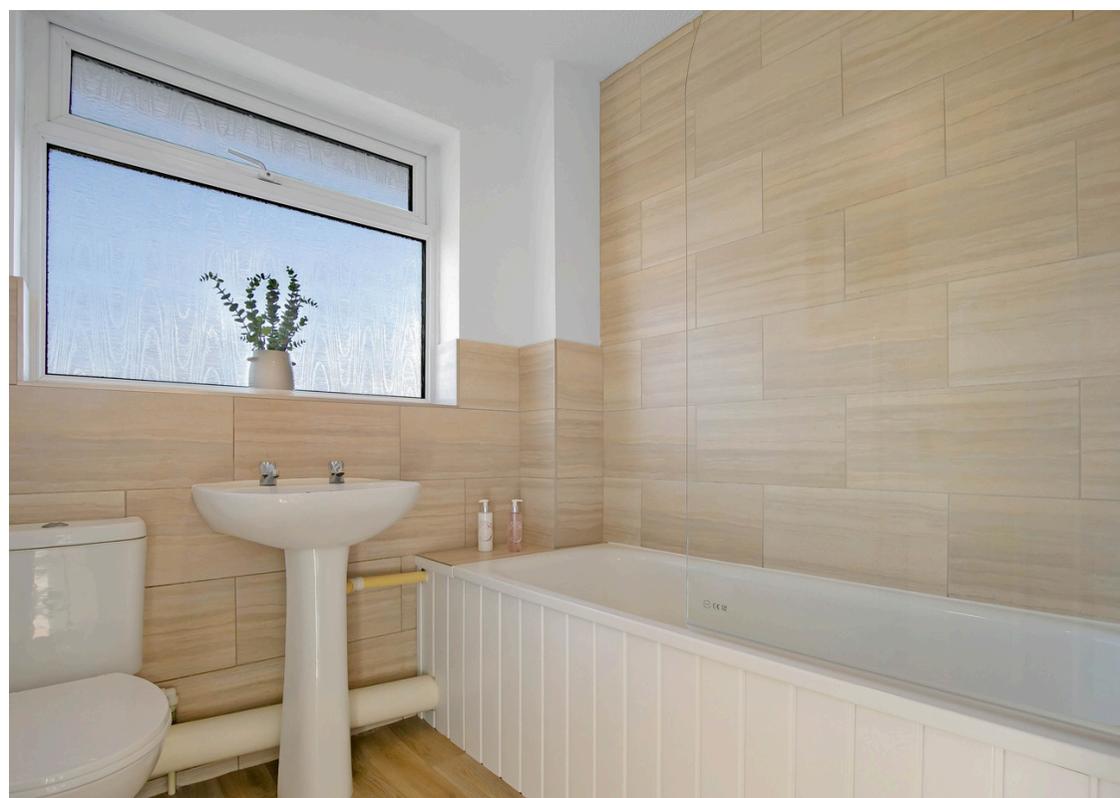
To the first floor a light and airy landing provides access to all three bedrooms and the bathroom. The two largest bedrooms are double in size with the third being a comfortable single bedroom. The bathroom comprises a three-piece white suite with shower over the bath. Furthermore, the property is double glazed and gas central heated via a gas combination boiler located in a fitted kitchen unit.

Positioned within this desirable residential location, enjoyed by families and professional couples alike. Highly reputable schools are nearby, namely Redfield Edge Primary School, whilst those seeking an efficient commute into both Bristol or Bath, The cycle path can be accessed nearby and provides a vehicle free route into either city.

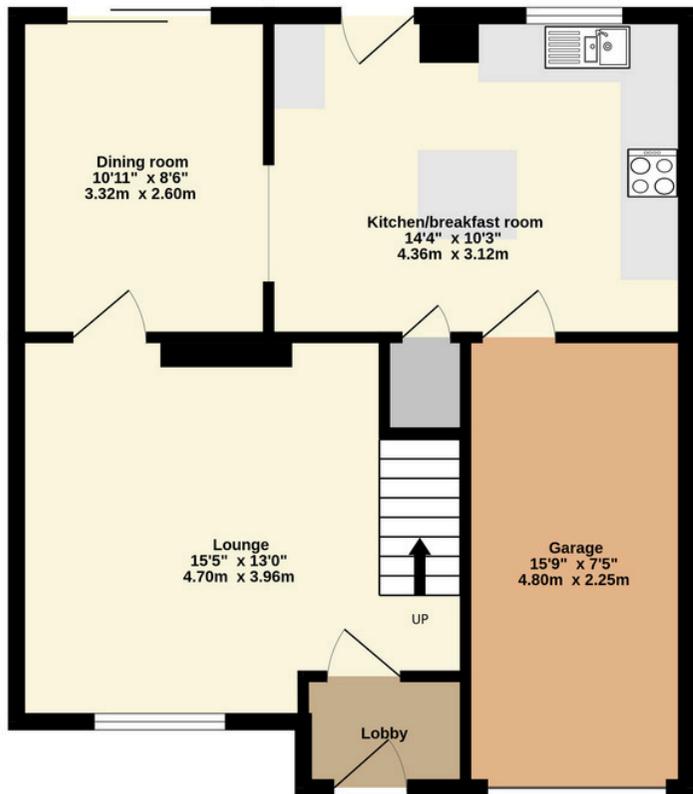
A lovely home, presented to an excellent condition and available to purchase with no onward chain.



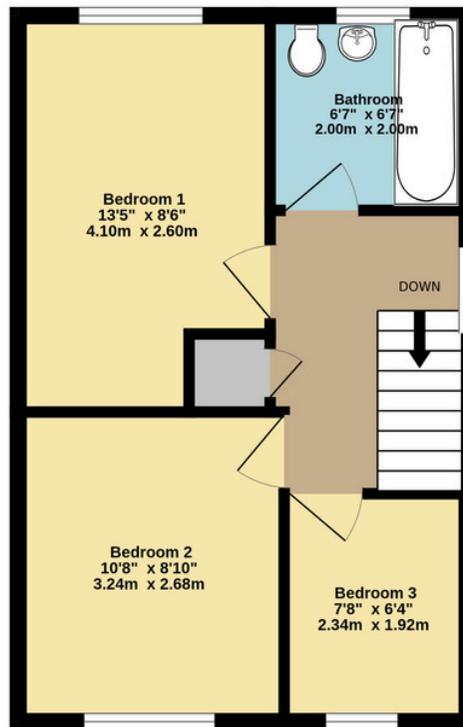




Ground Floor
577 sq.ft. (53.6 sq.m.) approx.



1st Floor
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)			
7 Coombes Way BRISTOL BS30 8YW	Energy rating C	Valid until:	15 June 2032
		Certificate number:	0320-2166-4160-2492-5785
Property type		Semi-detached house	
Total floor area		76 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

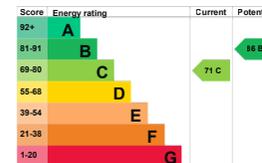
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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