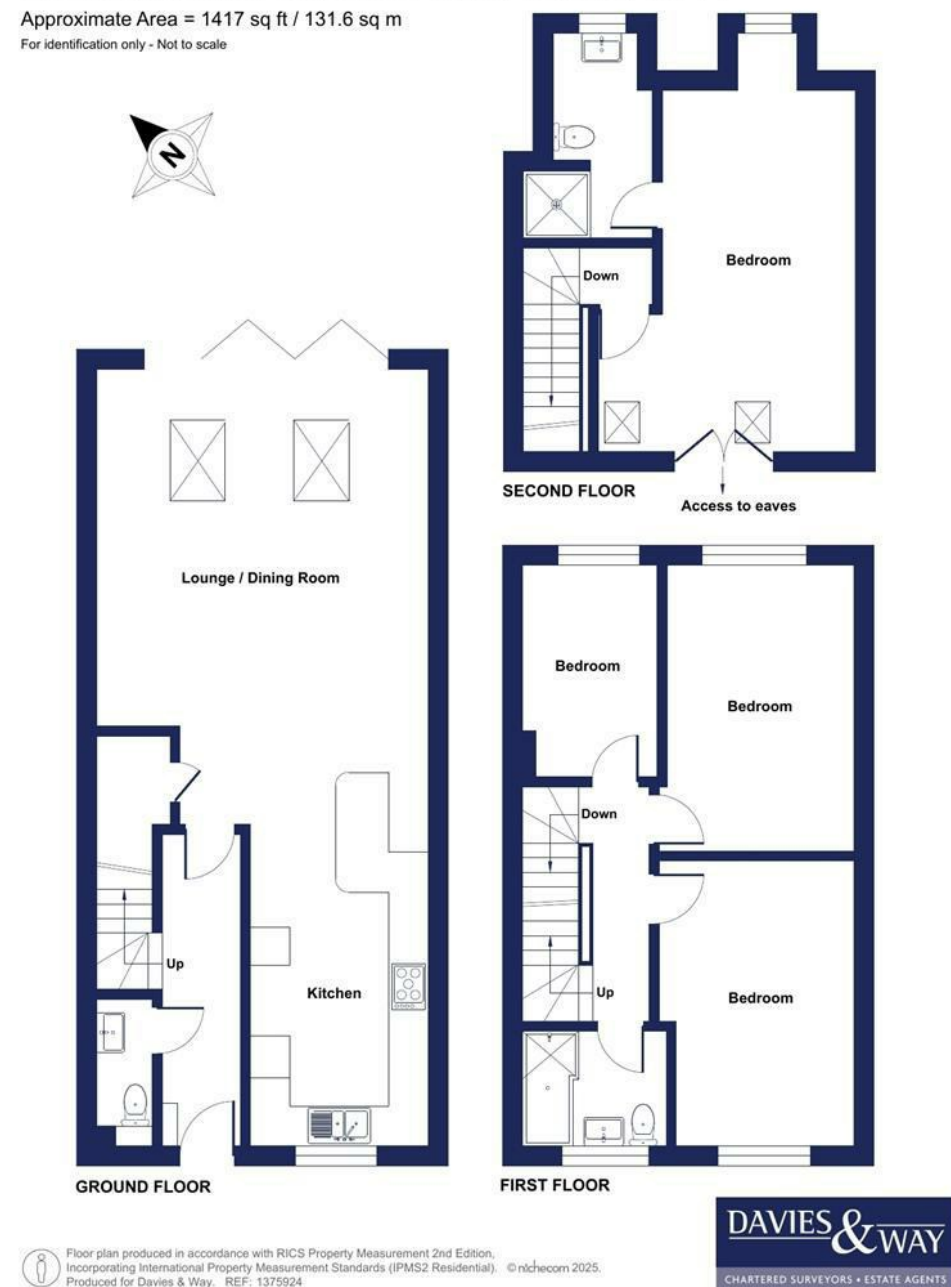


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Staunton Mews, Staunton Lane, Bristol, BS14

Approximate Area = 1417 sq ft / 131.6 sq m
For identification only - Not to scale



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Tel: 0117 9863681 email: keynsham@daviesandway.com

2 Staunton Mews, Staunton Lane, Whitchurch, Bristol, BS14 0QG



Offers Over £425,000

An attractive four double bedroom home that offers modern accommodation throughout.

- Entrance hallway
- Open Plan Lounge/dining room/kitchen
- WC
- Three double bedrooms to the first floor
- Family Bathroom
- Principal Bedroom to the second floor
- En suite shower room
- Low maintenance gardens
- Two allocated parking spaces



2 Staunton Mews, Staunton Lane, Whitchurch, Bristol, BS14 0QG

Enjoying a convenient position in the heart of Whitchurch Village, this attractive stone-fronted four double bedroom home offers high quality, modern accommodation arranged over three floors.

The ground floor features a spacious entrance hallway leading to a stunning open-plan lounge, dining and kitchen area measuring 11.6m (38'4") in length. The bespoke fitted kitchen boasts a range of premium appliances and Quartz work surfaces, while the generous living and dining spaces benefit from full-width bi-folding doors opening directly onto the rear garden. A useful WC and additional storage cupboard complete the ground floor accommodation. To the first floor, there are three double bedrooms served by a stylish three-piece family bathroom. Occupying the entire top floor, the principal bedroom enjoys far-reaching views over nearby countryside towards the city of Bristol and includes the luxury of an en-suite shower room.

Externally, the gardens have been landscaped for ease of maintenance. The front is laid to slate chippings, while the rear offers a level artificial lawn and patio—perfect for entertaining or family enjoyment. The property further benefits from secure electronic double gates providing access to a residents' parking area with two allocated spaces, as well as nearby visitors parking.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.7m x 1.2m (15'5" x 3'11")

Radiator, power points, stairs rising to first floor landing, doors leading to rooms.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN 11.6m x 4.9m narrowing to 5.6m x 2.6m (38'0" x 16'0" narrowing to 18'4" x 8'6")
Double glazed sash window with inset shutters to front aspect, two double glazed velux style windows to roofline, double glazed bi-folding doors to rear aspect providing access and overlooking the rear garden. High quality bespoke built kitchen comprising range of matching wall and base units with Quartz work surfaces, bowl and a quarter inset sink with mixer tap over, range of integrated appliances including twin Neff electric ovens, five ring gas hob with oversized extractor fan over and dishwasher. Power points, inset breakfast bar, Quartz work surfaces to all wet areas, radiator. Lounge/dining area offering ample space for separate seating and dining, benefitting from a radiator and power points in addition to a walk in storage cupboard with space and plumbing for a washing machine.

WC 2m x 0.9m (6'6" x 2'11")

Modern matching two piece suite comprising pedestal wash hand basin with mixer tap over and low level WC, radiator, wall mounted gas combination boiler, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 3.7m x 0.9m (12'1" x 2'11")

Radiator, stairs rising to second floor landing, doors leading to rooms.

BEDROOM TWO 4.3m x 3m (14'1" x 9'10")

to maximum points. Double glazed sash window to front aspect, radiator, power points.

BEDROOM THREE 4.5m x 2.9m (14'9" x 9'6")

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

BEDROOM FOUR 3.3m x 2.1m (10'9" x 6'10")

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

BATHROOM 2.2m x 1.7m (7'2" x 5'6")

Obscured double glazed window to front aspect, modern contemporary three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and dual head shower off mainssupply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

SECOND FLOOR

LANDING 1m x 0.9m (3'3" x 2'11")

Door leading to bedroom one.

BEDROOM ONE 4.5m x 3.9m (restricted head heights in places) (14'9" x 12'9" (restricted head heights in places))

to maximum points. Double glazed sash window to rear aspect enjoying far reaching views of nearby green space and onto the city centre. Dual double glazed velux style windows to roofline, access to eaves storage, radiator, power points. Door leading to en suite shower room.

EN SUITE SHOWER ROOM 3.2m x 1.9m (restricted head heights in places) (10'5" x 6'2" (restricted head heights in places))

Obscured double glazed window to rear aspect, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC and dual head 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 slate chippings with wall and fenced boundaries, path leading to front door.

REAR GARDEN

Low maintenance rear garden mainly laid to artificial lawn with an adjoining patio ideal for entertaining, fenced boundaries, gate leading to parking area.

PARKING

Accessed via electrically operated double gates leading to rear parking area that residents of Staunton Mews have exclusive access to. Two allocated parking spaces situated towards the rear of the garden, as well as visitors spaces that are located nearby.

TENURE

This property is freehold. There is an estate charge payable of approximately £150 per annum

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website.

ADDITIONAL INFORMATION

Local authority: Bath and North East somerset.

Services: All services connected.

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

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

