



Approximate Area = 873 sq ft / 81.1 sq m
 For identification only - Not to scale

Dunster Gardens, Willsbridge, Bristol, BS30

The important bit 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 in our guide to room layout and design, items shown in photographs are NOT included in the sale unless specifically mentioned. 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/drailed 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.

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Like what you see?



17 Dunster Gardens, Willsbridge, Bristol, BS30 6UR
Offers In Excess Of £300,000





Council Tax Band: C | Property Tenure: Freehold

MORE THAN MEETS THE EYE! Located in the popular cul-de-sac of Dunster Gardens in Willsbridge, Bristol, this beautifully presented mid-terrace house offers a delightful family home. With three well-proportioned bedrooms, this property is perfect for those seeking comfort and style. The inviting lounge provides a warm and welcoming atmosphere, while the spacious kitchen/diner is ideal for family meals and entertaining guests. A lovely conservatory extends the living space, allowing for an abundance of natural light and a seamless connection to the outdoor area. The modern bathroom is tastefully designed, ensuring a relaxing retreat for all. The property benefits from parking for one vehicle at the front, adding convenience to your daily routine. The location is particularly appealing, as it overlooks a green area, providing a tranquil setting for relaxation and play. Families will appreciate the proximity to the local school, amenities and the scenic cycle track, making it easy to enjoy the great outdoors. Additionally, Willsbridge Mill is just a short distance away, offering further opportunities for leisure and exploration. Don't miss out on this wonderful home!



Entrance Hall

Double glazed door to side, gas combination boiler, radiator, fuse board, door to lounge, solar panel connector.

Lounge

14'9 x 14'7 (4.50m x 4.45m)
Double glazed window to front, wood effect flooring, radiator, stairs to first floor landing.

Kitchen/Diner

14'8 x 9'6 (4.47m x 2.90m)
Double glazed window to rear, double glazed bi-fold door to conservatory, tiled flooring, spotlights, radiator, wall and base units with worktops over, splash backs, sink and drainer into worktop, space for washing machine, integrated fridge/freezer, integrated dishwasher, electric hob and oven, extractor hood.

Conservatory

13'1 x 7'10 (3.99m x 2.39m)
Of UPVC construction, tiled flooring, power, double glazed windows and double glazed door to rear garden.

First Floor Landing

10'1 x 4'9 (3.07m x 1.45m)
Spotlights.

Bedroom One

11'2 x 9'8 (3.40m x 2.95m)
Double glazed window to front, radiator, over stairs storage cupboard, loft access (with drop down ladder, part boarded and light).

Bedroom Two

9'8 x 9'8 (2.95m x 2.95m)
Double glazed window to rear, radiator, built in wardrobe.

Bedroom Three

8'3 x 5'8 (2.51m x 1.73m)
Double glazed window to front, radiator.

Bathroom

6'2 x 5'8 (1.88m x 1.73m)
Double glazed window to rear, W.C, vanity wash hand basin, enclosed bath with shower over, shower screen, tiled walls, heated towel rail.

Front/Driveway

Cobblestone driveway parking for one car, shed.

Rear Garden

Enclosed rear garden, decking area, lawn area, trees and shrubs, BBQ, shed, rear gate leading to rear pathway.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	80
(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	

