Blue Sky
SALES • LETTINGS • MANAGEMENT

42 Turnberry, Warmley, Bristol, BS30 8GL

£269,950



Turnberry, Warmley, Bristol, BS30

Approximate Area = 564 sq ft / 52.3 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 Blue Sky Property Solutions Ltd. REF: 1551427

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Like what you see?

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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 are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. 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/drained 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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Council Tax Band: B | Property Tenure: Freehold

NO CHAIN! Located in the charming cul-de-sac of Turnberry, Warmley, Bristol, this delightful end-terrace house presents an excellent opportunity for those seeking a comfortable and convenient home. With no onward chain, this two-bedroom property is perfect for first-time buyers or those looking to downsize. Upon entering, you are welcomed into a hallway that leads to a modern kitchen, designed with functionality in mind. The inviting lounge/diner provides a perfect space for relaxation and entertaining, ensuring that family and friends can gather comfortably. The property boasts two well-proportioned bedrooms, ideal for restful nights, along with a contemporary bathroom that caters to all your needs. Outside, the rear garden offers a private retreat, perfect for enjoying sunny afternoons or hosting barbecues. Additionally, the property benefits from parking for two vehicles, a valuable asset in this area. Situated close to local amenities, bus stops, and convenient ring road connections, this home provides easy access to the wider Bristol area, making it an ideal choice for commuters and families alike. A Must View!





Hall
7'2 x 3'10 (2.18m x 1.17m)
Double glazed door to front, radiator, fuse board.

Kitchen
8' x 7'2 (2.44m x 2.18m)
Double glazed window to front, wall and base units, worktops, splashbacks, one and a half bowl sink/drainer, space for washing machine, electric hob and oven, cooker hood, space for fridge/freezer, wood effect flooring, archway to hall, wall unit housing gas combi boiler.

Lounge/Diner
15'9 x 11'11 (4.80m x 3.63m)
Double glazed door and window to rear, radiator, stairs to first floor landing, wall mounted gas fire.

First Floor Landing
Loft access.

Bedroom One
12' max x 10' min (3.66m max x 3.05m min)
Double glazed window to rear, radiator.

Bedroom Two
12'11 x 6'11 (3.94m x 2.11m)
Double glazed window to front, radiator, storage cupboard with shelves.

Bathroom
8' x 4'10 (2.44m x 1.47m)
Skylight window to front, W.C, wash hand basin, enclosed bath with shower head off taps, tiled walls, heated towel rail, wood effect flooring.

Front
Side access gate to rear garden, pathway to front door, outside tap, outside light, gas and electric meters, canopy over front door, gravel & shrub.

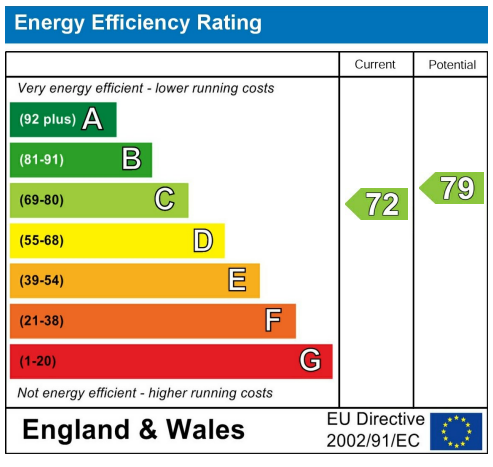
Rear Garden
Steps down to patio area, side access gate, lawn area, shed, shrubs.

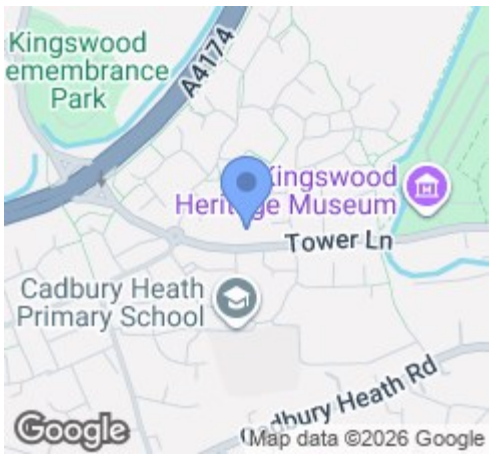
Parking
Two parking spaces. One on the driveway to front of house and one next to driveway, bay number 42, Raised border with shrubs behind parking bay 42.

Agent Note
Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









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