



Dauids Road, Whitchurch

£350,000

- **Energy Rating - C**
- **Three Bedrooms**
- **Kitchen With Appliances**
- **Gas Central Heating**
- **Cul-De-Sac Location**

- **Semi Detached House**
- **Lounge & Dining Room**
- **Off Street Parking & Garage**
- **Westerly Facing Rear Garden**
- **Upvc Double Glazing**

Tucked away at the end of a cul-de-sac on Davids Road, just off the A37 Wells Road in Whitchurch, this three-bedroom semi-detached home is a classic example of a solid family property in a wonderfully practical location.

What I particularly like about this home is its position, being set back in a cul-de-sac gives it that quieter, safer feel many buyers look for, especially families. Yet you're still brilliantly connected for commuting and local amenities.

Inside, the layout works exactly as you'd hope. There's a comfortable lounge at the front, ideal for cosy evenings, and to the rear, a separate dining room with patio doors opening directly onto a westerly-facing garden. That orientation is a real bonus, meaning you'll enjoy the best of the afternoon and evening sun, whether that's entertaining friends or simply unwinding after work.

The fitted kitchen comes complete with integrated fridge freezer, dishwasher, washing machine, oven & hob and offers practical, usable space, while upstairs you'll find three well-proportioned bedrooms and a smart, modern white bathroom suite with a shower over the bath - clean, fresh and ready to move straight into.

Outside, there's a detached garage and off-street parking, adding both convenience and valuable storage. The property is presented to a good standard throughout, making it an excellent option for families, first-time buyers stepping up, or anyone wanting a sensible, well-located home with long-term appeal.

All in all, a dependable, well-positioned home that ticks the boxes, and one that's well worth a closer look.

Living Room 14'1" x 10'4" (4.31 x 3.16)

Dining Room 10'0" x 7'11" (3.07 x 2.43)

Kitchen 9'8" max x 8'4" max (2.96 max x 2.56 max)

Bedroom One 14'2" max x 9'6" max (4.34m max x 2.91 max)

Bedroom Two 11'3" max x 9'10" max (3.45 max x 3.02 max)

Bedroom Three 9'11" max x 6'11" max (3.04 max x 2.13 max)

Bathroom 6'6" x 5'5" (1.99 x 1.66)

Garage 17'8" x 8'6" (5.40 x 2.60)

Tenure Status - Freehold

Council Tax - Band C





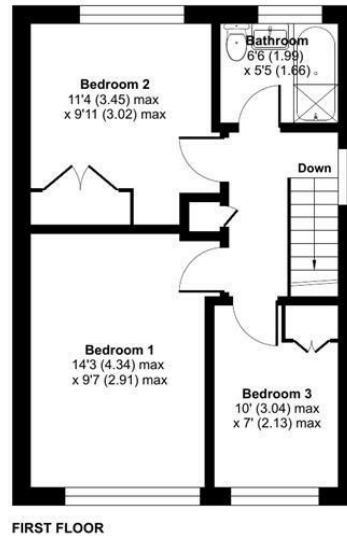
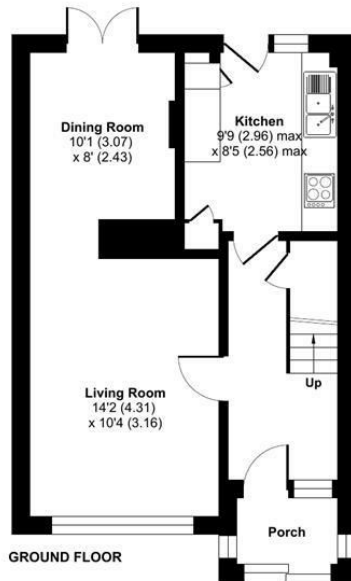
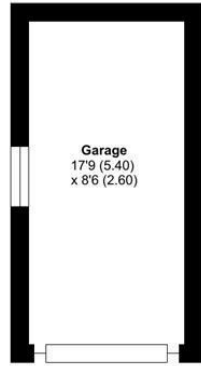






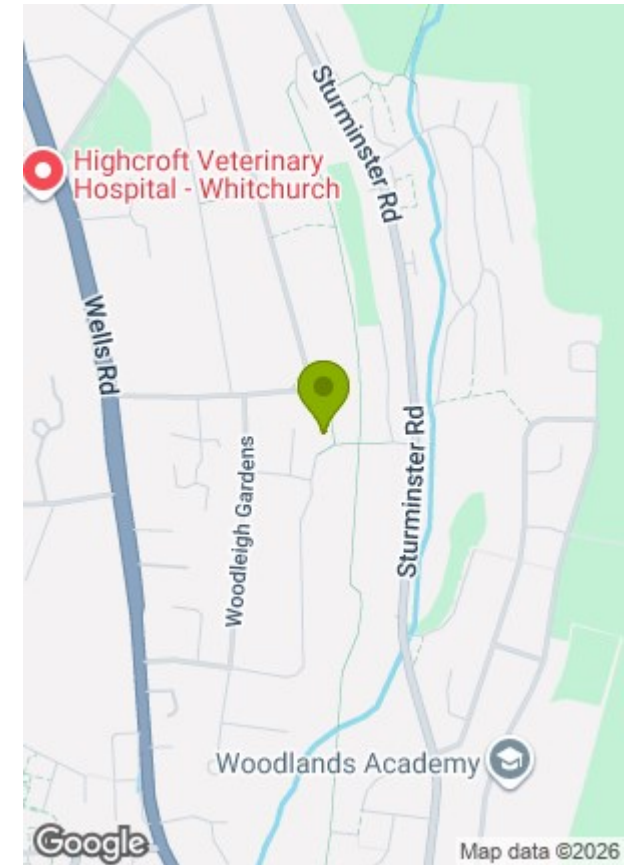
Dauids Road, Bristol, BS14

Approximate Area = 872 sq ft / 81 sq m
 Garage = 151 sq ft / 14 sq m
 Total = 1023 sq ft / 95 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). Produced for Greenwood's Property Centre. REF: 1417636

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		74	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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