

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

Swaish Drive, Barrs Court, Bristol, BS30

Approximate Area = 887 sq ft / 82.4 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 Davies & Way. REF: 1492858



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25 Swaish Drive, Barrs Court, Bristol, BS30 7AJ



£375,000

A well presented three bedroom semi detached home benefitting from refurbishments throughout by the current owners.

▪ Semi detached ▪ Driveway ▪ Garage ▪ Lounge ▪ Dining room ▪ Kitchen ▪ Conservatory ▪ Three bedrooms ▪ Bathroom ▪ Rear garden



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25 Swaish Drive, Barrs Court, Bristol, BS30 7AJ

Situated in the popular area of Barrs Court, close to a range of local amenities, excellent public transport links and the A4174 ring road, this beautifully presented three bedroom semi detached home has been thoughtfully improved by the current owners to create a stylish and modern family home.

The property is entered via a welcoming entrance hallway, which leads into a spacious living room that flows seamlessly into the dining room. From the dining room, there is access to a contemporary fitted kitchen and a bright conservatory with direct access to the rear garden. The ground floor also benefits from a convenient cloakroom/WC. To the first floor are three well proportioned bedrooms, all served by a modern family bathroom finished to a high standard.

Externally, the property enjoys gardens to both the front and rear, a driveway providing off street parking for ample vehicles and a garage.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY

Oak glazed door to lounge and door to WC. Staircase leading to first floor, wall panelling, radiator and power points.

LOUNGE 4.4m x 4.1m (14'5" x 13'5")

Double glazed window to front aspect and an opening leading to dining room. Understairs storage cupboard, feature wall panelling, radiator and power points.

DINING ROOM 2.9m x 2.6m (9'6" x 8'6")

Double glazed French doors to conservatory, oak glazed door to kitchen, radiator and power points.

KITCHEN 2.9m x 2.3m (9'6" x 7'6")

Double glazed window to rear aspect, matching wall and base units with work surfaces over and tiled splashbacks, integrated microwave, Neff oven and Neff gas hob with extractor over. Space and plumbing for washing machine, space for freestanding fridge freezer, one and quarter sink with mixer tap over and power points.

CONSERVATORY 3.3m x 1.9m (10'9" x 6'2")

Double glazed windows and French doors to rear garden, tiled flooring and power points.

WC 1.4m x 0.7m (4'7" x 2'3")

Obscured double glazed window to front aspect, vanity basin unit with mixer tap over, low level WC and a heated towel rail.

FIRST FLOOR

LANDING

Oak doors to first floor rooms, storage cupboard and access to loft via hatch.

BEDROOM ONE 3.7m x 2.9m (excluding wardrobes) (12'1" x 9'6" (excluding wardrobes))

Double glazed window to front aspect, fitted wardrobes, feature wall panelling, radiator and power points.

BEDROOM TWO 3.3m x 3m (10'9" x 9'10")

Double glazed window to rear aspect, feature wall panelling, radiator and power points.

BEDROOM THREE 2.8m x 2.1m (9'2" x 6'10")

Double glazed window to front aspect, built in storage over bulkhead of stairs, radiator and power points.

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

Double glazed obscured window to rear aspect, panelled bath with taps and shower off mains over with glass shower panel, vanity basin unit with mixer tap over and WC with hidden cistern. Wall mounted touch light up mirrored shelving unit. Spotlights, tiled walls and flooring, heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Lawn front garden and a hardstanding driveway accessed via a dropped kerb and leading to garage.

REAR GARDEN

Mainly lawn with fenced boundaries and pedestrian door to garage.

GARAGE 5.2m x 2.3m (17'0" x 7'6")

Garage door to front and a pedestrian door to rear garden. Lighting and power points.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

The property is in a coal mining area for which it is recommended a mining report is obtained.

Local authority: South Gloucestershire Council

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

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

