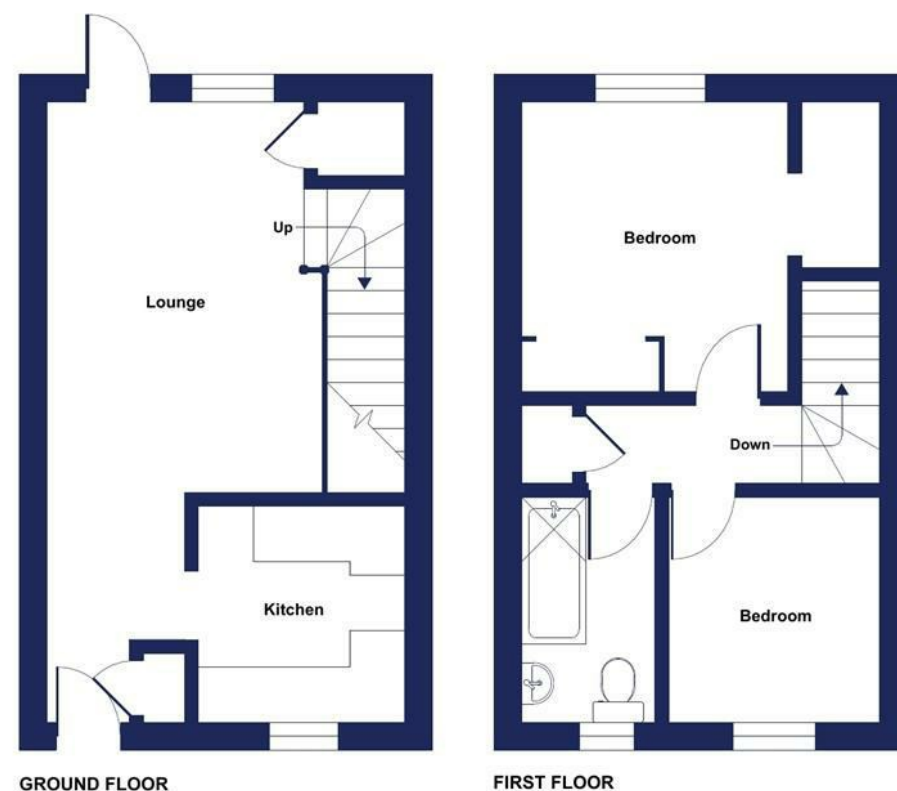


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Hoylake Drive, Warmley, Bristol, BS30

Approximate Area = 584 sq ft / 54.2 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: 1494007



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18 Hoylake Drive, Warmley, Bristol, BS30 8GS



£275,000

Located in a quiet cul de sac, this two bedroom end of terraced home with a westerly facing rear garden is well suited to first time buyers.

▪ End of Terrace ▪ Allocated Parking ▪ Lounge/Dining room ▪ Kitchen ▪ Two bedrooms ▪ Bathroom ▪ Rear garden ▪ Cul de sac location ▪ Additional land to rear of property



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18 Hoylake Drive, Warmley, Bristol, BS30 8GS

Located in a tucked away cul-de-sac in the popular area of Warmley, this two bedroom end of terrace home offers an excellent opportunity for first time buyers, downsizers or investors alike.

The property is entered into a bright and spacious living/dining room, featuring direct access to the rear garden and an opening leading through to the fitted kitchen. To the first floor are two well proportioned bedrooms, both served by a three piece family bathroom. A fitted loft ladder provides access to a versatile loft room, currently used as a home office, offering useful additional space to suit a variety of needs.

Externally, the property enjoys a well maintained westerly facing rear garden, predominantly laid to lawn with a patio area ideal for outdoor dining and entertaining. Further benefits include allocated parking for two vehicles and an additional area to the rear of the property currently used for storage.

INTERIOR

GROUND FLOOR

LOUNGE/DINING ROOM 6.8m x 3.9m (22'3" x 12'9")

Double glazed window and door to rear garden, open archway to kitchen and stairs leading to first floor. Two built in cupboards, radiator and power points.

KITCHEN 2.3m x 2.1m (7'6" x 6'10")

Double glazed window to front aspect, matching wall and base units with laminate work surfaces over, space and plumbing for washing machine and freestanding fridge/freezer. Space for oven with a wall mounted extractor hood over, tiled splashbacks, one and a quarter sink with mixer tap over, wall mounted gas combination boiler.

FIRST FLOOR

LANDING

Doors to first floor rooms and a storage cupboard, access to loft via a hatch with attached ladder.

BEDROOM ONE 3.9m x 3.2m (12'9" x 10'5")

Double glazed window to rear aspect, built in wardrobe spaces, radiator and power points.

BEDROOM TWO 2.4m x 2.3m (7'10" x 7'6")

Double glazed window to front aspect, radiator and power points.

BATHROOM 2.4m x 1.4m (7'10" x 4'7")

Double glazed obscured window to front aspect, panelled bath with mixer taps over and a shower off mains over, pedestal basin with hot and cold taps, low

level WC. Tiled walls and flooring and a heated towel rail.

LOFT ROOM

Boarded loft space with lighting and power points.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to decorative chippings.

REAR GARDEN

Mainly laid to lawn with patio area for outdoor dining and area of decorative chippings. Mix of fence and wall boundaries with gated side access to the front of the property and a timber storage shed.

ALLOCATED PARKING

Block paving parking spaces for two vehicles in front of the property.

ADDITIONAL LAND

The property benefits from a right of access to an area of land at the rear of the property.

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

There are restrictive covenants on the property.

Local authority: South Gloucestershire Council
Services: All services connected.

Broadband speed: Ultrafast 10000mbps (Source - Ofcom).

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

