

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 63                      | 76        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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16 St. Anthonys Drive, Wick, Bristol, BS30 5PW



£400,000

A very well presented detached two bedroom bungalow in a tucked away popular location with delightful gardens and ample parking.

- Pretty gardens to front and rear
- Garage and a driveway
- Summerhouse
- Pretty location in a popular location
- Modern and contemporary kitchen
- Cul de sac location
- Access to local amenities
- High quality finish shower room
- Good access to Bristol and Bath



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## 16 St. Anthony's Drive, Wick, Bristol, BS30 5PW

This beautiful detached bungalow is well, located in a popular and tucked away location whilst still offering good access to both Bristol and Bath.

The Property is set back from the road and provides a front garden and a driveway which leads to a garage.

Internally then property is very well presented and is accessed via a side door into an entrance hallway. To the left you arrive into a spacious sitting room with a focal point fireplace and has a wonderful light bright feeling due to large windows which also provide a pretty outlook. The L shaped space gives different zones for a sitting room and a dining room of which can be found a modern contemporary kitchen.

There are two excellent bedrooms one of which is currently being used as an extra reception room and there is a well presented shower room serving the property.

The rear of the property can be found a beautiful garden with mature plants and shrubs and a lawned area. To the rear is a summer house and patio space ideal for alfresco entertaining.

### HALLWAY

Entry via a uPVC door with a decorative window panel and double frosted windows each side. Coved ceiling, two storage cupboards. Radiator

### SITTING / DINING ROOM 6.68 max x 4.74 max (21'10" max x 15'6" max)

A spacious L shaped room offers open plan styling whilst providing two zones for one for dining and one as a sitting room. Double glazed windows to the front let light flood in with a further three smaller double glazed windows to a side aspect allow further light into the room. A focal point fireplace is provided with an ornate cream surround and cream hearth. An archway separates the two spaces. Coved ceiling

### KITCHEN 3.52 max x 2.82 (11'6" max x 9'3")

A very well presented modern style kitchen. It consists of a range of modern wall and base units comprising cupboards and drawers with a black and white speck worktop and stainless steel splashbacks. There is a range of built-in appliances including a double oven, electric hob, stainless steel cooked hood, dishwasher and an under counter fridge. A cupboard houses the combi boiler. Double glazed window with a side aspect with a double glazed door providing side access. The modern finish is completed with ceiling spot lights

### BEDROOM 3.49 x 3.61 (11'5" x 11'10")

Double glazed window with views to the garden. Built-in cupboard. Radiator and ceiling spot lights.

### BEDROOM 2 5.51 x 3.49 narrows to 3.06 (18'0" x 11'5" narrows to 10'0")

The room is currently being used as a further reception room but could be a further luxury bedroom which is split into two open plan zones. Double glazed windows look out to the garden and direct access is provided via double glazed French doors. Two radiators. Coved ceiling.

### SHOWER ROOM 2.09 x 1.92 (6'10" x 6'3")

The quality modern style continues here with a corner shower with a thermostatic shower and the walls benefiting from aqua boarding giving a high quality practical finish.

There is a vanity and toilet in a white finish. The practical finish continues with vinyl flooring and there are ceiling spot lights and a Radiator

### OUTSIDE

#### FRONT

The property is set back from the road in a delightful cul de sac. This provides for a pretty front garden laid mainly to lawn with a centre patio circle as a focal point. There are flower borders with plants and shrubs with a stone chipped area to the front whilst a block driveway provides parking for cars and leads to the garage.

### GARAGE 4.80 x 2.67 (15'8" x 8'9")

Up and over door.

#### REAR GARDEN

A beautifully presented garden awaits you here with it being split over different levels. The first level is laid mainly to lawn with mature flower borders containing mature plants and shrubs. A pathway provides access to the garden whilst a side gate gives access to the driveway. The rear of the garden has a patio seating area ideal for seating or a table to enable you to enjoy this peaceful spot. On the patio is a summer house to further enjoy the garden space and views. The property is enclosed by fencing and provides privacy.

### TENURE

Freehold with a ground rent lease of 999 years from 18/7/1961

### COUNCIL TAX BAND

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is D. 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

Local authority. South Gloucestershire Services. All mains services connected  
Mobile phone signal. EE O2 Three Vodafone. All good external signal. Source Ofcom  
Broadband Superfast 53mps Source Ofcom  
The property is located within a coal mining reporting area

