



Wansdyke Way, Whitchurch, Bristol, BS14 0FH

Offers In Region Of £367,500

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Wansdyke Way, Whitchurch, Bristol, BS14 0FH

Located on the edge of Whitchurch with fields surrounding this Barratt Folkestone house, built in 2019, is tucked away at the very end of the road. We love that it looks out upon green space with a mature tree to look upon and a small park and seating area along the pathway.

The owners have added new flooring on both levels, some new appliances, fittings and landscaped the rear garden adding to this already impressive modern and economical three bedroom home. It really is move in ready for the next owners.

Enjoy the blend of rural surround yet within touch of the often highly needed amenities such as buses, trains, shops and schools.

Our vendors have found a vacant onward purchase and are keen to tie the sale up so they can move forwards.

To arrange your viewing with Louise or myself, **Quote Reference NF0664**
To Arrange Your Viewing with us.





Hallway

Composite door with obscure glazing to the front aspect, stairs leading to the first floor, under stairs cupboard with a consumer unit and telephone socket, radiator, thermostat heating control panel and Kardean luxury vinyl herringbone style flooring.

WC

1.59m x 0.94m (5'2" x 3'1")

Extractor fan, pedestal wash hand basin, low level WC, radiator and Kardean luxury vinyl flooring.

Kitchen/Breakfast Room

3.7m x 2.44m (12'1" x 8'0")

Double glazed window to the front aspect, a range of wall and base units with laminate work surfaces, inset stainless steel sink/drain unit with a mix tap. There is a range of integral appliances including a fridge/freezer, oven, induction hob, extractor hood over, dishwasher and washing machine. There is also a radiator and Kardean luxury vinyl flooring.





Living/Dining Room

4.6m max x 4.43m max (15'1" x 14'6")

Double glazed French doors and window to the rear aspect, two radiators, television aerial, under-stairs storage cupboard and Kardean luxury vinyl herringbone style flooring.

Landing

Loft hatch with partial boarding, a Linen cupboard with shelving and a radiator.

Bedroom One

4.2m x 2.6m (13'9" x 8'6")

Double glazed window to the rear aspect, radiator and thermostat heating control panel.



Ensuite

2.59m max x 1.32m (8'5" x 4'3")

Extractor fan, shaving sockeye, radiator and Kardean luxury vinyl flooring. There is a three piece suite comprising of a shower cubicle with an electronic aqua Lisa shower over, pedestal wash hand basin and a low level WC.

Bedroom Two

3.11m x 2.63m (10'2" x 8'7")

Double glazed window to the front aspect and a radiator.

Bedroom Three

2.7m x 1.91m (8'10" x 6'3")

Double glazed window to the rear aspect and a radiator.



Bathroom

2.41m x 1.9m (7'10" x 6'2")

Obscure double glazed window to the front aspect, extractor fan, radiator, partially tiled walls and a Kardean luxury tiled flooring. There is a three piece suite comprising of a bath, pedestal wash hand basin and a low level WC.

Rear Garden

12.3m x 5.97m (40'4" x 19'7")

Enclosed by wooden fence and brick walls with a side access gate. There is a patio area, artificial lawn area and an outside tap. A great secure garden ideal for children and pets for year around usage.

Front Garden



Driveway

Located to the side of number 9's driveway and is laid to tarmac and can accommodate two cars in a tandem style.

Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

EPC = B Council Tax Band – C (£2019.00 PA estimate) – Bath and North East Somerset Council

Services - Mains electricity, Mains gas, Mains water, Mains drainage. Freehold property. Built 2010





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

