

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100+	100+
(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	

Whitfield Close, Bristol, BS16

Approximate Area = 706 sq ft / 65.5 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: 1467088



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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

12 Whitfield Close, Soundwell, Bristol, BS16 4PZ



£290,000

A modern two double bedroom semi detached home that's offered to the market with no onward chain.

- Semi detached ▪ Open plan lounge/dining room/kitchen ▪ WC ▪ Landing ▪ Two double bedrooms ▪ Bathroom ▪ Off street parking ▪ Garden ▪ No onward sales chain



12 Whitfield Close, Soundwell, Bristol, BS16 4PZ

A bright and airy two double bedroom semi detached home, recently constructed to offer stylish, low maintenance accommodation throughout, making it an excellent purchase for first time buyers, downsizers and investors alike.

Internally the majority of the ground floor is open plan in design, providing ample space for both seating and dining areas alongside a modern fitted kitchen. French doors overlook and provide direct access to the rear garden, while a useful ground floor WC completes the accommodation. To the first floor the property offers two well proportioned double bedrooms, a high quality four piece family bathroom and a useful storage cupboard.

Externally the property has been designed with ease of maintenance in mind. The front is mainly laid to tarmac with a dropped kerb currently in the process of being installed to create off street parking, while the rear garden is predominantly laid to stone chippings with fenced boundaries, creating a space ideal for outdoor dining and entertaining.

INTERIOR

GROUND FLOOR

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN 6.1m x 5.4m (20'0" x 17'8")

to maximum points. Triple aspect double glazed windows to front, rear and side aspects, double glazed French doors to rear aspect leading to garden. Lounge and Dining area offering ample space for family sized dining table with separate seating area, benefitting from a radiator and power points as well as a door leading to a WC and stairs rising to the first floor. The kitchen comprises a range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated electric oven with four ring gas hob and fan over, space for a low level fridge, wall mounted gas combination boiler, power points, splashbacks to all wet areas.

WC 1.4m x 1.2m (4'7" x 3'11")

Modern matching two piece suite comprising wash hand basin with mixer tap over and low level WC, radiator, space and plumbing for washing machine.

FIRST FLOOR

LANDING 2.2m x 1m (7'2" x 3'3")

Double glazed velux style window to roofline, access to loft via hatch, built in storage cupboard, radiator, power points, doors leading to rooms.

BEDROOM ONE 3.2m x 3.1m (10'5" x 10'2")

Double glazed velux style window to roofline, double glazed window to side aspect, radiator and power points.

BEDROOM TWO 4.3m x 2.7m (14'1" x 8'10")

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

BATHROOM 2.3m x 2.2m (7'6" x 7'2")

Double glazed window to rear aspect, modern four piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath and walk in shower cubicle, tiled splashbacks and heated towel rail.

EXTERIOR

TENURE

This property is freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is B. 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

Benefitting from mains water, gas, electricity and owned solar panels.

Local authority: South Gloucestershire

Services: All services connected.

Broadband speed: 1000mbps (Source - Ofcom).

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

