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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

75 Tower Road South, Warmley, Bristol, BS30 8BP



£415,000

A deceptively spacious three bedroom character property in a popular location and benefits from an impressive kitchen diner, ample off street parking and a separate office

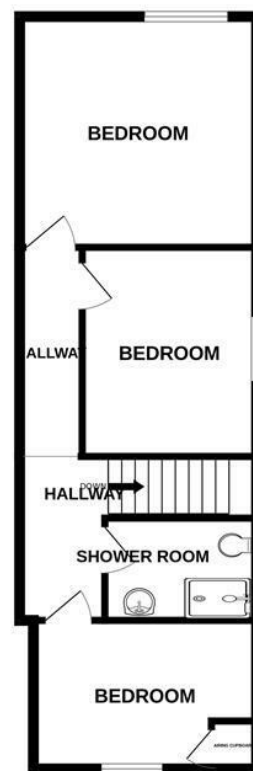
- Three generous bedroom
- Bathroom and a further shower room
- Wow factor kitchen diner space
- Ample off street parking
- Separate office space
- Deceptively spacious accommodation
- Enclosed rear low maintenance garden
- Wood burner stove



GROUND FLOOR

1ST FLOOR

OFFICE / GYM



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 75 Tower Road South, Warmley, Bristol, BS30 8BP

Beautifully presented with generous accommodation, this extended character cottage is situated in a popular suburb of Bristol and offers a wonderful blend of period charm and modern convenience. The property benefits from ample off street parking for up to six cars, an enclosed rear garden, and a versatile garden room ideal for home working.

Internally, the accommodation includes a spacious character sitting room with a wood-burning stove, creating a cosy focal point. The property also features a luxuriously appointed kitchen/dining room complete with natural tiling and underfloor heating, providing a stylish and practical family space. A downstairs bathroom completes the ground floor.

Upstairs, the first floor offers three well-proportioned double bedrooms and an additional shower room, making the home ideal for families or those needing flexible living space.

located in a highly sought-after suburb of Bristol with excellent access to the Avon Ring Road, nearby cycle paths, and convenient commuting routes to both Bristol and Bath. Local shops are close by, while the wider amenities of Longwell Green District Centre including Asda, Marks & Spencer, and Costa Coffee are within easy reach.

### ENTRANCE PORCH 1.73 x 1.12 (5'8" x 3'8")

Entry via a red wooden front door with a double glazed window to the side aspect. The entrance features matting flooring, and a wooden latch door leads through to the sitting room.

### SITTING ROOM 5.51 x 3.92 (18'0" x 12'10")

Double glazed windows to the front and side aspects. Laminate flooring. Brick and stone fireplace with an inset wood burning stove and tiled hearth. Radiator. Characterful exposed ceiling beams.

### INNER LOBBY 1.76 x 1.27 (5'9" x 4'1")

Laminate flooring. Built-in low level cupboards with a tiled shelf over.

### GROUND FLOOR BATHROOM 2.50 x 1.75 (8'2" x 5'8")

Double glazed frosted window to the side aspect. Panelled bath with mixer tap and pedestal wash basin with mixer tap, both with tiled splashbacks. Lowlevel WC. Tiled flooring. Radiator.

### OPEN PLAN KITCHEN DINER 8.77 x 3.77 narrows to 3.10 (28'9" x 12'4" narrows to 10'2")

Double glazed window to the side aspect, and double glazed wood effect French doors with windows either side lead out to the garden. A stable style door with a glass panel provides side access.

The kitchen features a range of white fronted wall and base units, offering excellent storage with cupboards and drawers. Block wood worktops provide generous workspace, including a breakfast bar, complemented by a tiled splashback. Neutral tiled flooring with underfloor heating extends throughout. Ceiling spotlights and under-cabinet lighting add a modern touch.

There is a range of built-in appliances, including a Smeg designer four burner gas hob, two Neff ovens, an eye level microwave, dishwasher, washing machine, tumble dryer and two wine coolers. Space is provided for a washing machine, tumble dryer, and an American style fridge freezer. A stainless steel inset sink with mixer tap completes the kitchen area.

To the rear of the room, there is ample space for a dining table beneath a vaulted ceiling, which enhances the feeling of space. A staircase leads to the first floor.

### LANDING

Ceiling spot lights

### BEDROOM 3.83 x 3.98 (12'6" x 13'0")

Double glazed window to the front aspect with a tiled windowsill. Radiator.

### BEDROOM 3.46 x 2.88 (11'4" x 9'5")

Side-facing double glazed window. Vertical radiator installed.

### BEDROOM 2.48 x 3.75 (8'1" x 12'3")

Double glazed window to the rear aspect. Built-in cupboard housing the combi boiler.

### SHOWER ROOM 2.54 x 1.48 (8'3" x 4'10")

Shower cubicle with glass screen and sliding door, featuring a thermostatic shower. Pedestal basin and low level WC. Heated towel rail. Ceiling spotlights and extractor fan.

### OUTSIDE

### GARDEN ROOM / HOME OFFICE 4.33 x 3.10 (14'2" x 10'2")

Accessed via folding doors. Power and light. Ideal for home working.

### REAR GARDEN

Patio directly to the rear of the property, providing an ideal space for al fresco dining, leading onto low-maintenance artificial turf. Fencing to both sides offers privacy.

### FRONT OF PROPERTY

The property is set back from the road, offering ample parking space. A dwarf wall borders one side, with hedging to the other. The area is mainly stone chipped for low maintenance.

### TENURE

Freehold.

### 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 C. 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 service connected Broadband. Ultrafast 1000 mps Source Ofcom Mobile phone signal. EE O2 Three Vodafone all good outdoor signal. Source Ofcom Property is located within a coal mining reporting area

