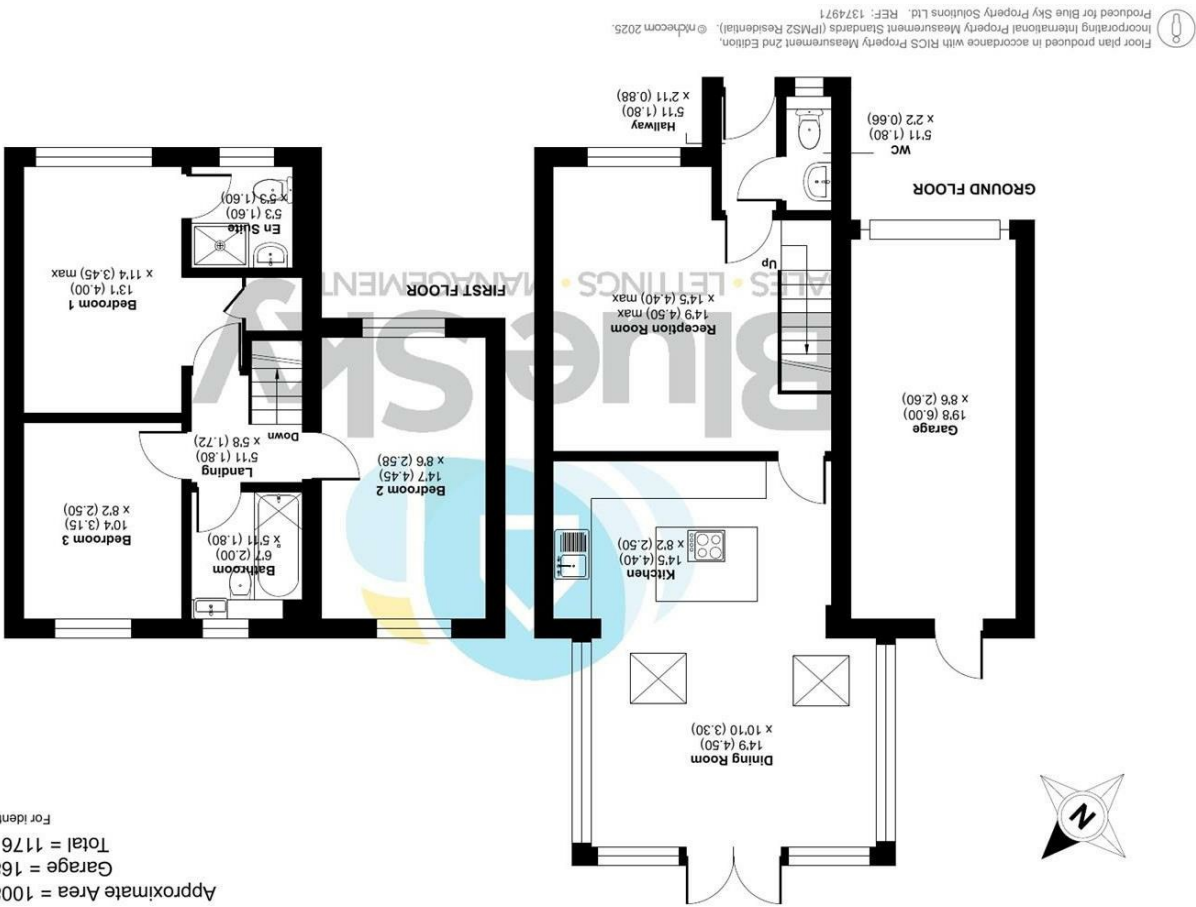




Tanner Close, Barrs Court, Bristol, BS30

Approximate Area = 1008 sq ft / 93.6 sq m
Garage = 168 sq ft / 15.6 sq m
Total = 1176 sq ft / 109.2 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). © rickcom 2025. Produced for Blue Sky Property Solutions Ltd. REF: 1374971

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit

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Like what you see?



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Council Tax Band: D | Property Tenure: Freehold

OFFERED WITH NO ONWARD CHAIN, THIS HOME IS READY FOR YOU TO MOVE IN & MAKE YOUR OWN! Positioned in the cul-de-sac of Tanner Close, Barrs Court, this splendid detached family home offers a perfect blend of comfort and modern living. With three generously sized double bedrooms, this property is ideal for families seeking space and convenience. The master bedroom boasts an ensuite bathroom, providing a private retreat for relaxation. The heart of the home is undoubtedly the modern kitchen, which comes equipped with built-in appliances & central island, making it a delightful space for culinary enthusiasts. The property also features a well-appointed family bathroom, ensuring that all your needs are met with style and functionality. The spacious reception room is perfect for entertaining guests or enjoying family time, while the well-maintained interiors reflect the current vendors' commitment to quality. Parking is a breeze with space for up to two vehicles, a rare find in such a desirable location. The peaceful surroundings of Barrs Court offer a sense of community while still being conveniently close to local amenities and transport links. This detached family home is a true gem, combining modern comforts with a welcoming atmosphere. Don't miss the opportunity to make this your new home.



Hallway
6'7 x 2'10 (2.01m x 0.86m)
Obscured double glazed door into hall, radiator, wood effect flooring.

Cloakroom
6'7 x 2'2 (2.01m x 0.66m)
Obscured double glazed window to front, wash hand basin, w.c, radiator, wood effect flooring, fuse box,

Lounge
14'11 x 14'4 (4.55m x 4.37m)
Double glazed window to front, stairs to first floor landing, electric fireplace, wood effect flooring.

Kitchen
8'1 x 14'4 (2.46m x 4.37m)
Fully fitted kitchen with matching wall & base units and worktops, Quartz 1 & a 1/2 bowl sink with mixer taps & drainer, the following appliances are built in:- Zanussi electric wall oven, Zanussi fridge/freezer, Bosch dishwasher & Hoover washing machine, central island & breakfast bar with built in Zanussi induction hob, wood effect flooring, radiator,

Dining Room
10'6 x 16'1 (3.20m x 4.90m)
Double glazed patio doors & windows to rear, 2x velux windows, fitted blinds to windows, wood effect flooring, radiator,

First Floor Landing
5'7 x 6'9 (1.70m x 2.06m)
Stairs to first floor, loft access.

Bedroom 1
13' x 11'2 (3.96m x 3.40m)
Double glazed window to front, wood effect flooring, radiator, storage cupboard overstairs,

Ensuite to Bedroom 1
5'4 x 5'2 (1.63m x 1.57m)
Obscured double glazed window to front, walk in shower cubicle, wash hand basin, w.c, tiled flooring, tiled walls, radiator, extractor fan,

Bedroom 2
14'7 x 8'5 (4.45m x 2.57m)
2x double glazed windows to front & rear, radiator, wood effect flooring,

Bedroom 3
10'4 x 8'4 (3.15m x 2.54m)
Double glazed window to rear, radiator, wood effect flooring,

Bathroom
6'7 x 5'9 (2.01m x 1.75m)
Obscured double glazed window to rear, L shaped bath with shower above, vanity wash hand basin, w.c, stainless steel radiator, tiled walls, wood effect flooring, extractor fan,

Front / Driveway
Driveway parking for 1 car, outside lighting.

Rear Garden
Low maintenance rear garden, 2x patio areas with steps up to artificial grass, mature raised borders with sleepers, fences, walls & bushes enclosing, outside electric, water tap & lighting,

Garage
17'10 x 8'7 (5.44m x 2.62m)
Up & over door, door to rear garden, power & lighting,

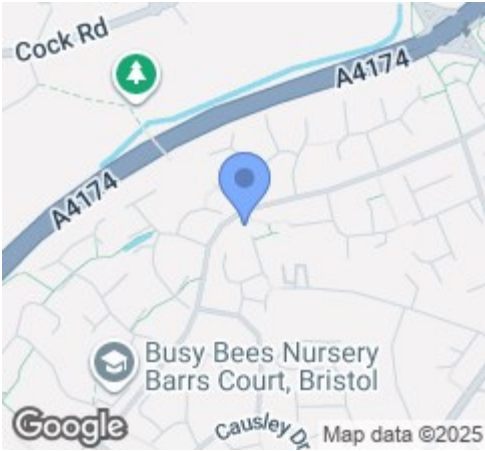


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	83
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



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