

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### St. Fagans Court, Willsbridge, Bristol, BS30

Approximate Area = 1164 sq ft / 108.1 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: 1397026



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# DAVIES & WAY

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12 St. Fagans Court, Willsbridge, Bristol, BS30 6UT



£325,000

A good example of a four bed home that offers deceptively spacious accommodation throughout.

- Hallway
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Sun Room
- Shower Room
- Landing
- Four Bedrooms
- Family Bathroom
- Double Driveway
- Garden



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# 12 St. Fagans Court, Willsbridge, Bristol, BS30 6UT

Enjoying a pleasant cul-de-sac setting overlooking neighbouring green space, this competitively priced four bedroom home offers versatile accommodation well suited to both couples and families.

Internally, the ground floor comprises a spacious entrance hallway leading to a generous lounge/dining room measuring 6.6m (21'7") in width, along with a fitted kitchen/breakfast room. The ground floor is further complemented by a delightful sun room with direct access to the rear garden and a useful shower room. To the first floor, the property provides four well-proportioned bedrooms, ideal for growing families, together with a roomy family bathroom.

Externally, to the front of the property is a block paved double driveway that's accessed via a dropped kerb. The low-maintenance rear garden enjoys a level lawn, patio area, well-stocked flowerbeds and a useful timber shed.

The property also benefits from nearby visitor parking, available on a permit basis.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 4.7m x 0.9m (15'5" x 2'11")

Triple aspect obscured double glazed windows to front and side aspects, radiator, power point, stairs rising to first floor landing, doors leading to rooms.

#### LOUNGE/DINING ROOM 6.6m x 3.5m (21'7" x 11'5")

Double glazed window to rear aspect overlooking rear garden, radiator, power points, opening leading to Sun Room, double doors leading to Kitchen/Breakfast Room.

#### KITCHEN/BREAKFAST ROOM 3.9m x 3.4m (12'9" x 11'1")

Double glazed window to side aspect, comprising range of matching wall and base units with rolled top worksurfaces over. Stainless steel sink with mixer tap over, integrated electric oven, four ring electric hob, fridge and freezer. Space and plumbing for washing machine, tumble dryer and dishwasher. Wall mounted gas combination boiler. Radiator, power points, tiled splashbacks to all wet areas.

#### SUN ROOM 3.1m x 2.2m (10'2" x 7'2" )

Triple aspect, double glazed windows to rear and side aspects, double glazed French doors to side aspect providing access to rear garden. Radiator, power points.

#### SHOWER ROOM 1.9m x 1.7m (6'2" x 5'6" )

Obscured double glazed window to front aspect, matching three piece suite comprising wash hand basin with mixer tap over, low level WC and walk in shower cubicle with electric shower over. Radiator, extractor fan, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING 2.9m x 0.9m (9'6" x 2'11")

Access to loft via hatch, power point, doors leading to rooms.

#### BEDROOM ONE 4.4m x 2.7m (14'5" x 8'10")

Double glazed window to rear aspect overlooking rear garden, built in double wardrobe, radiator, power points.

#### BEDROOM TWO 3.4m x 3.0m (11'1" x 9'10")

Double glazed window to front aspect overlooking neighbouring green space, radiator, power points.

#### BEDROOM THREE 3.9m x 1.9m (12'9" x 6'2")

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

#### BEDROOM FOUR 2.9m x 2.0m (9'6" x 6'6")

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

#### BATHROOM 3.1m x 1.8m (10'2" x 5'10")

Obscured double glazed window to front aspect, matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC and panelled bath with mixer tap and electric shower over. Heated towel rail, tiled splashbacks to all wet areas.

## EXTERIOR

### FRONT OF PROPERTY

Block paved double driveway that's accessed via a dropped kerb and provides ample off street parking.

### REAR GARDEN

Low maintenance rear garden that's mainly laid to a level lawn with fenced boundaries, well stocked flower beds, patio, timber shed, gated side access.

### TENURE

This property is freehold. There is an estate charge of £293.40 annually, which is paid monthly and subject to change.

### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B according to [www.gov.uk](http://www.gov.uk) website. 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

The property is in a coal mining area for which it is recommended a mining report is obtained.

Local authority: South Gloucestershire Council

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

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

