



- Living room
- Separate dining room
- Kitchen
- Four bedrooms
- Family bathroom
- Gas central heating
- Enclosed rear garden
- Garage and driveway
- No onward chain!

15 Swaish Drive, Barrs Court, BRISTOL, BS30 7AB
Offers In Excess Of £350,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

Hallway
Living Room
18'11" 10'7" (5.79 3.25)
Dining Room
10'1" x 9'9" (3.08 x 2.99)
Kitchen
10'1" x 8'10" (3.08 x 2.70)
WC
10'1" x 8'10" (3.08 x 2.70)
First Floor Landing
Bedroom
10'8" x 10'2" (3.26 x 3.12)
Bedroom
9'8" x 8'7" (2.95 x 2.64)
Bedroom
10'2" x 10'2" (3.11 x 3.10)
Bedroom
8'2" x 8'8" (2.50 x 2.66)
Bathroom
7'0" x 5'8" (2.15 x 1.74)
Garage
17'1" x 7'10" (5.21 x 2.39)

Approximate total area	1110 ft ² 103.5 m ²
Reduced bedroom	2 ft ² 0.2 m ²
(1) Excluding balconies and terraces.	
Reduced bedroom	Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.	GIRAFFE360



PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND D



Modern four bedroom detached home.

Entrance hallway, living room, separate dining room, kitchen and downstairs wc.

At the first floor are four bedrooms and a family bathroom.

Externally is a detached garage, off street parking and a walled, enclosed rear garden.

Offered for sale with no onward chain!



the location

Well placed family home close to a host of local amenities, including schools, nurseries, leisure centre, swimming pool and Gallagher retail park, with its range of national retailers, including Marks and Spencer and Costa. Easy access to the Avon ring road and Bristol/Bath cycle path, plus the M4/M5 motorway networks. Bristol 4.6 miles Bath 8.1 miles

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just a thought...

Although requiring some updating, this is a well proportioned modern home, in a great location offering fantastic value and a real opportunity for the young or growing family!