

64 CADBURY HEATH RD  
WARMLEY  
BRISTOL  
BS30 8BY5  
£450,000

**A truly superb semi detached cottage, offering expansive accommodation which can be found across three floors and includes an impressive single storey rear extension. Hidden behind this attractive stone fronted façade, can be found the most wonderful of family homes. Deceptive in nature and offering a raft of additional benefits, this property is a must view for many a buyer.**

**Externally the property continues to impress with a large detached garage and a stone shingle driveway providing off street parking for multiple vehicles. The garage, re-built in recent years, provides superb, secure storage and has been used for many purposes. most recently as a perfect workshop. Additional storage has been created to the loft space with a boarded floor and accessed via a ladder.**

**A private rear garden can be accessed via Bi-Folding doors from the kitchen and pedestrian access via the side gate leading to the front aspect, Positioned within the rear garden can be found a detached home office. Complete with power, lighting and Wifi connection, this separate office space sits proudly overlooking the rear garden and enjoys a peaceful setting away from the hustle and bustle of the family home.**

**Internally the property offers a traditional layout to the ground floor, An entrance hallway greets with stairs leading to the first floor and access to both reception rooms. The front lounge, is a cozy entity, with a lovely wood burning stove with the focal point in this separate reception room. To the rear of the property can be found this expansive second reception room. A wonderful open plan family room, complete with a stunning extended kitchen bathed in natural light via the 'Velux' windows and Bi-Folding doors onto the garden. The kitchen comprises numerous built in units with a central breakfast bar island. A handy cloakroom serves the ground floor and completes this floors accommodation.**

**To the first floor can be found two bedrooms, both of which are double in size with fitted storage cupboards benefitting both rooms. The family shower room can be found via the first floor landing and comprises a contemporary three piece white suite. The principle bedroom is located to the second and top floor, with stairs leading from the landing. The bedroom benefits dual aspect windows to to the rear and side aspect with an ensuite bathroom, again comprising a modern three piece white suite benefitting.**

**The property is presented to an excellent decorative order and boasts double glazing and gas central heating via a gas combination boiler. An internal viewing is highly recommended to fully appreciate all that this lovely property has to offer.**







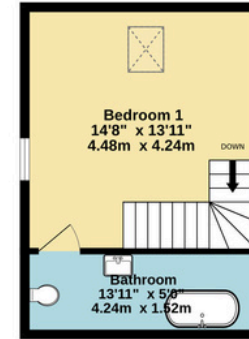
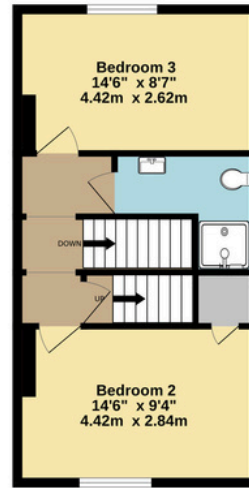
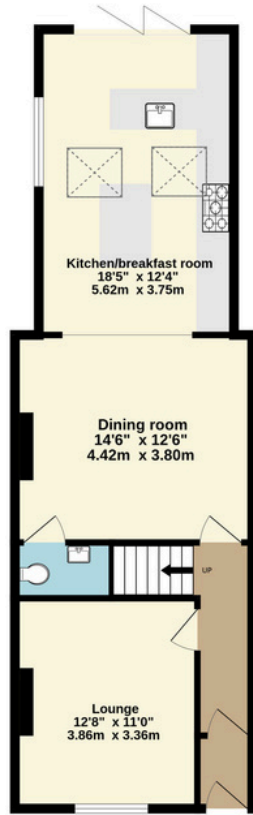
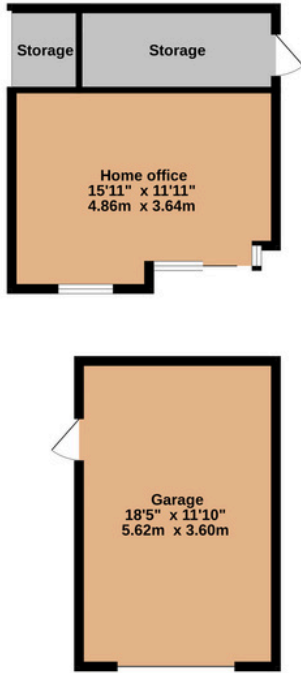


477 sq.ft. (44.3 sq.m.) approx.

Ground Floor  
620 sq.ft. (57.6 sq.m.) approx.

1st Floor  
403 sq.ft. (37.4 sq.m.) approx.

2nd Floor  
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 1782 sq.ft. (165.6 sq.m.) approx.

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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Energy performance certificate (EPC)		
64 Caubury Heath Road BRISTOL, BS30 8BY	Energy rating <b>D</b>	Valid until: 1 April 2036
		Certificate number: 0099-3060-6204-2368-8204

Property type: Semi-detached house  
Total floor area: 127 square metres

#### Rules on letting this property

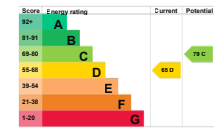
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60



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