



- **Energy Rating - D**
- **Sweeping Driveway**
- **19' Modern Kitchen/Diner**
- **Three Bedrooms**

- **Semi Detached Corner Plot**
- **Cul-De-Sac Location**
- **Gch & D/Glazing**
- **No Onward Chain**

A Great Family Home with Space, Potential and a Peaceful Setting

If you're after a home with space to grow and a lovely, quiet setting, this well-presented semi-detached property on the Teyfant Estate could be just the ticket. It sits right at the end of a cul-de-sac, next to green belt land, giving you a real sense of peace and privacy — ideal for family life.

There's a sweeping driveway offering plenty of off-street parking and a generous corner plot, so if you're thinking about extending, there's lots of potential (subject to planning, of course).

Inside, you'll find a welcoming entrance hallway, a spacious lounge, and a bright 19ft kitchen/diner with fitted oven, hob, and integrated fridge/freezer. The patio doors open straight out to the garden — perfect for summer barbecues or watching the kids play.

Upstairs, there are three good-sized bedrooms and a family bathroom, plus gas central heating and double glazing throughout.

All in all, it's a comfortable, practical home in a great spot — peaceful, family-friendly, and within easy reach of local schools, parks, and transport links into Bristol.

Lounge 13'10" x 11'1" (4.22 x 3.4)

Kitchen / Diner 19'9" x 8'5" (6.02 x 2.57)

Bedroom One 11'6" x 10'11" (3.51 x 3.35)

Bedroom Two 13'6" x 8'7" (4.14 x 2.64)

Bedroom Three 8'0" max x 7'10" max (2.46 max x 2.39 max)

Bathroom 7'6" x 5'6" (2.31 x 1.70)

Tenure Status - Freehold

Council Tax - Band A





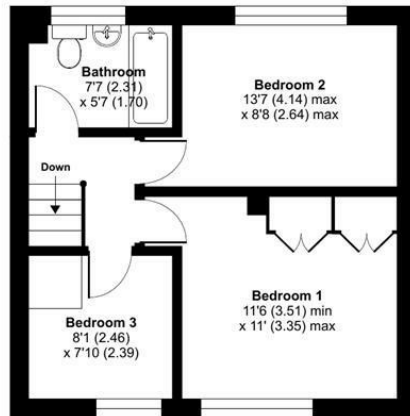




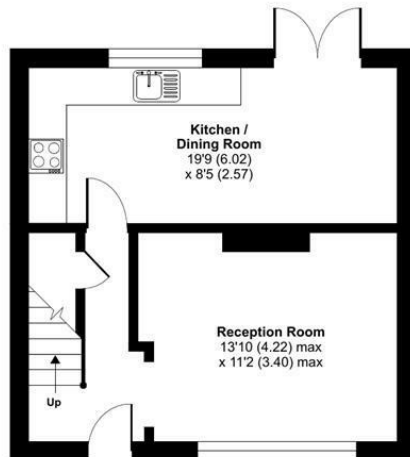
Barbour Gardens, Bristol, BS13

Approximate Area = 786 sq ft / 73 sq m

For identification only - Not to scale



FIRST FLOOR



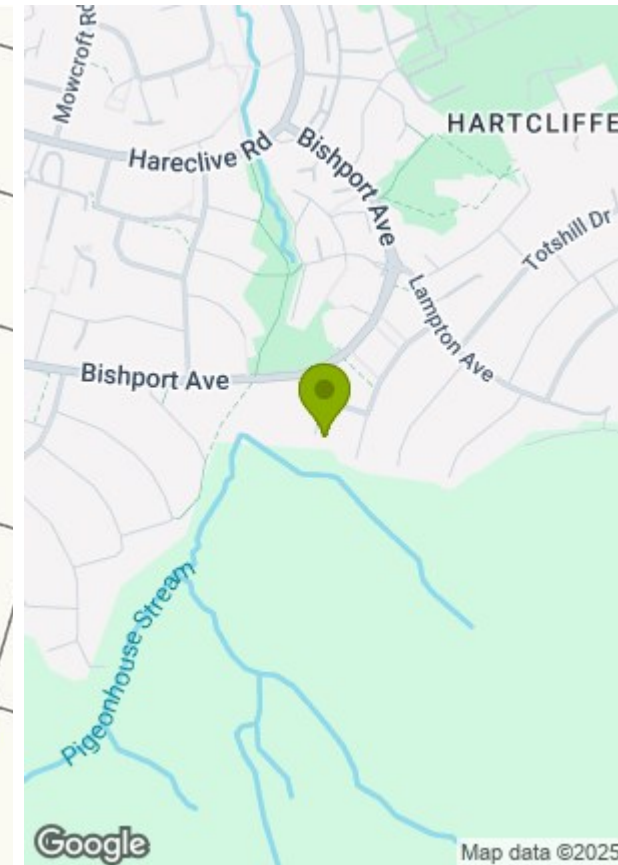
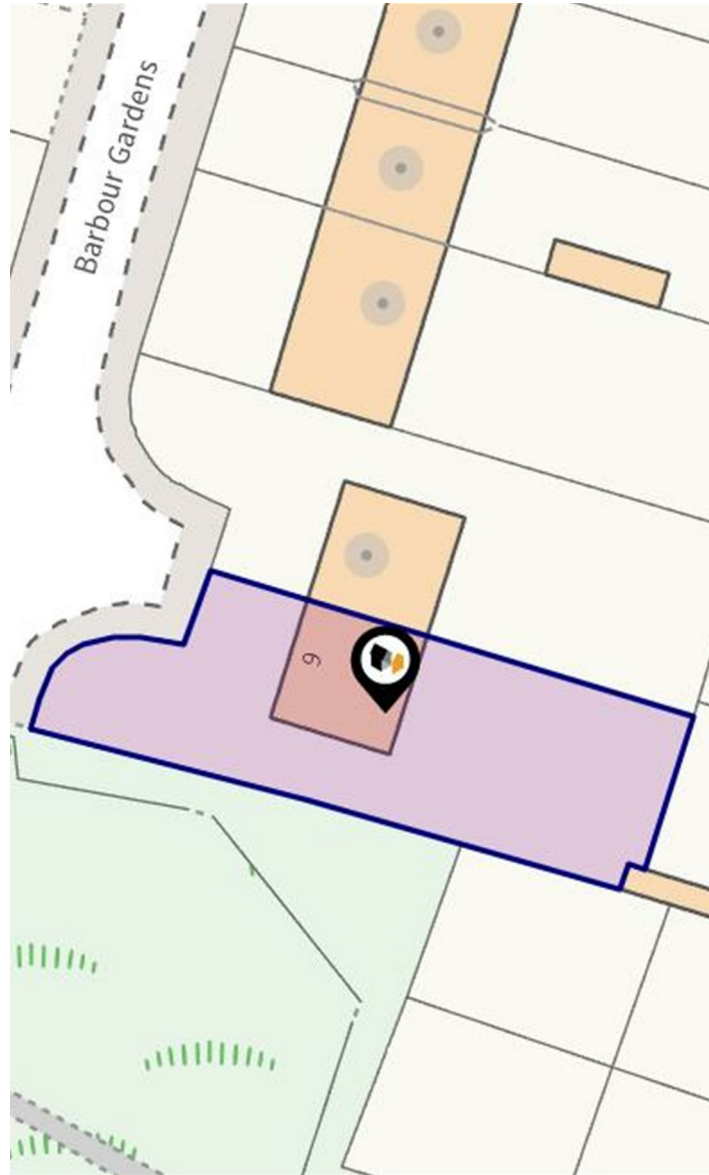
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1365925



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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
		64	77

Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			

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