



- **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





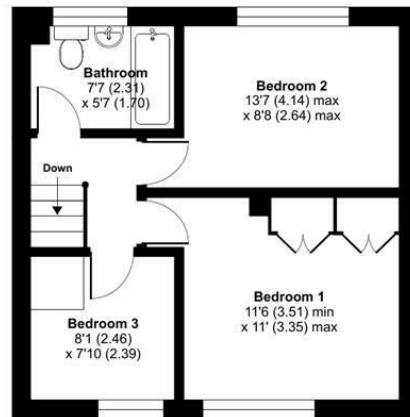




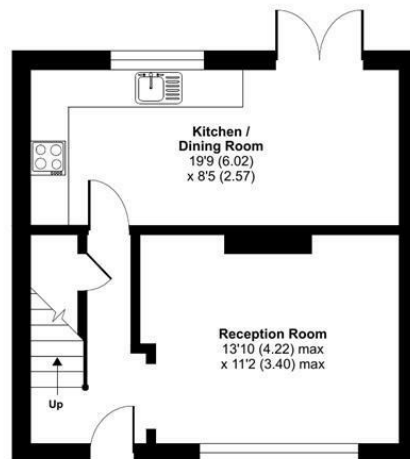
Barbour Gardens, Bristol, BS13

Approximate Area = 786 sq ft / 73 sq m

For identification only - Not to scale



FIRST FLOOR



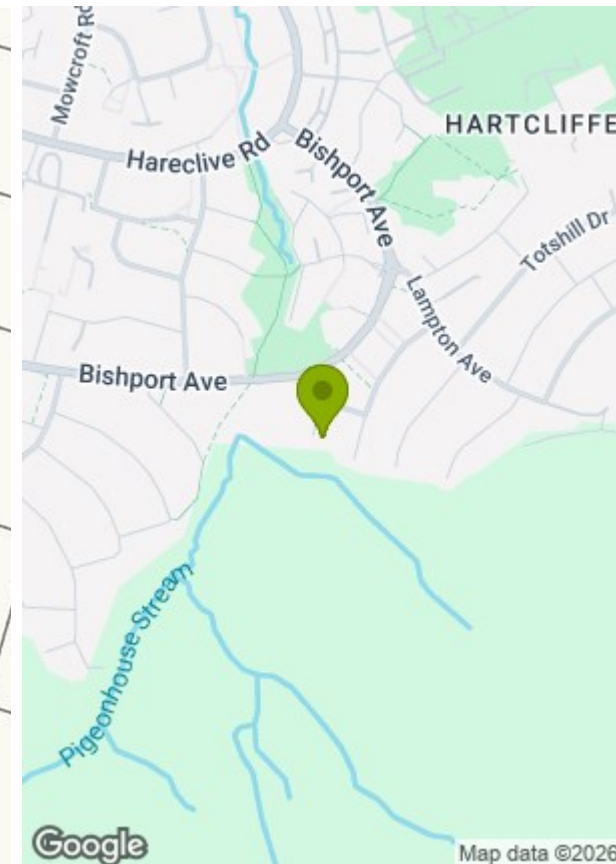
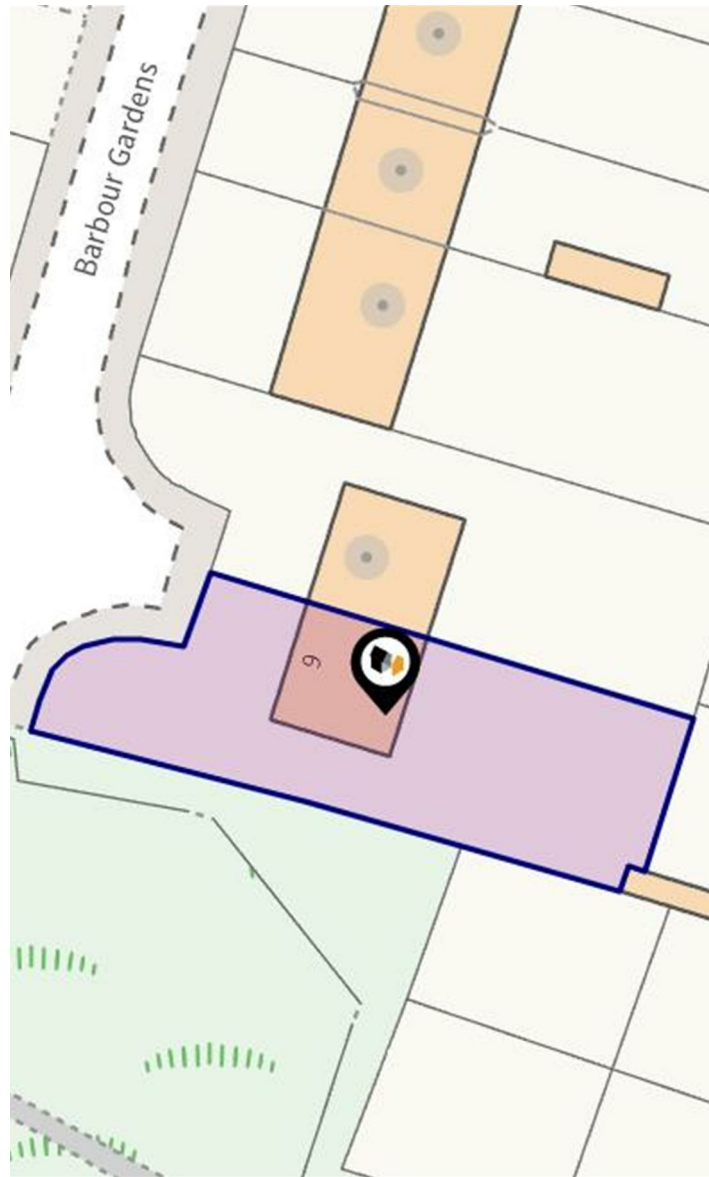
GROUND FLOOR



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



GREENWOODS
SALES • LETTINGS • COMMERCIAL



Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current: 64, Potential: 77

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

Current: 77, Potential: 92

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.