



Approximate Area = 781 sq ft / 72.5 sq m
 Garage = 127 sq ft / 11.7 sq m
 Total = 908 sq ft / 84.2 sq m
 For identification only - Not to scale

Exley Close, Bristol, BS30

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drailed down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit

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Like what you see?



3 Exley Close, North Common, Bristol, BS30 8YD

£325,000





Council Tax Band: C | Property Tenure: Freehold

NO CHAIN! Nestled in the tranquil cul-de-sac of Exley Close, North Common, Bristol, this charming three-bedroom semi-detached home presents an excellent opportunity for families and first-time buyers alike. With no onward chain, you can move in with ease and start enjoying your new surroundings right away. The property boasts a lounge that creates a warm and welcoming atmosphere. The kitchen/diner is perfect for family meals and entertaining guests, providing a comfortable space for culinary creativity. The pleasant outlook to the rear enhances the sense of peace and privacy, making it an ideal spot to unwind after a long day. This home features three well-proportioned bedrooms, ensuring ample space for family living or guest accommodation. The bathroom is conveniently located, catering to the needs of the household. For those with vehicles, the property offers parking for one car, along with a garage for additional storage or workshop space. The rear garden provides a lovely outdoor area, perfect for children to play or for hosting summer barbecues. Situated close to local amenities and school, this property is also conveniently located near the Bristol to Bath cycle track, making it an excellent choice for outdoor enthusiasts. Don't miss the chance to make it your own!



Entrance Porch

Double glazed door to front, gas and electric meters, door to lounge.

Lounge

15'10 x 11' (4.83m x 3.35m)
Double glazed window to front, door to porch, radiator, wood effect flooring, stairs to first floor landing.

Kitchen/Diner

19'1 max x 9'11 max (5.82m max x 3.02m max)
Two double glazed windows to rear, double glazed door to rear, wall and base units with worktops over, tiled splash backs, radiator, door to garage, one and a half bowl sink and drainer, space for cooker, space for fridge, space for freezer, space for washing machine.

First Floor Landing

10'11 x 6' (3.33m x 1.83m)
Storage cupboard housing gas combination boiler, loft access (part boarded and insulated).

Bedroom One

12'4 x 9'7 (3.76m x 2.92m)
Double glazed window to front, radiator.

Bedroom Two

13' x 7'10 (3.96m x 2.39m)
Double glazed window to rear, radiator, wood effect flooring.

Bedroom Three

11' x 6'8 (3.35m x 2.03m)
Double glazed window to rear, radiator.

Bathroom

6'10 x 6'5 (2.08m x 1.96m)
Double glazed window to front, heated towel rail, W.C, wash hand basin, enclosed bath with shower over, part tiled walls.

Front Garden

Grass area, tree, two side gates and hard standing.

Garage

16'10 x 7'9 (5.13m x 2.36m)
Up and over door to front, fuse board, door to kitchen, power and light.

Driveway

Driveway parking to front.

Rear Garden

Enclosed garden with patio area, lawn area, shrubs, tree, outside tap and two side gates, decking area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

