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Offers in the Region Of £220,000

39 Sunningdale Drive Warmley Bristol BS30 8GP

- *OPEN ASPECT TO THE FRONT***
- *OPEN CONCEPT LIVING /KITCHEN AREA***
- *WELL PRESENTED***
- *DOUBLE BEDROOM WITH WARDROBES***
- *MODERN WHITE SHOWER ROOM***
- *PRIVATE ENCLOSED GARDEN***



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Tel: 0117 9328611

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The accommodation comprises more fully as follows: - (all measurements are approximate)

Entrance

The entrance to the property is through a Upvc obscure double glazed door into the lounge.

Open Concept Living 13' 0" x 10' 6" (3.97m x 3.20m)

Lounge area Upvc double glazed box window to the front, Upvc double glazed door to the rear garden, coved ceiling, staircase to the first floor, telephone point, breakfast bar, radiator.

Open Concept Living 9' 7" x 5' 5" (2.91m x 1.66m)

Kitchen Area Modern Grey Shaker style wall and base units with square edge work surfaces, inset composite sink unit with mixer tap, space for a washing machine, space for a fridge/freezer, integrated oven and ceramic hob, filter hood, tiled splash backs, under stair storage area with base units and worktop.

Landing

Access to loft space housing gas boiler, doors leading into bedroom and shower room.

Bedroom 11' 4" x 9' 7" (3.45m x 2.93m)

Upvc double glazed window to the front and side, inset spot lights, fitted wardrobes with mirror fronted doors, built in storage cupboard, radiator, coving.

Shower Room

Upvc double obscure double glazed window to the side, modern white suite comprising of a low level WC, pedestal wash hand basin, tiled shower cubicle, inset spot lights, shaver point, extractor fan, radiator.

Allocated Parking

There are two allocated parking spaces close to the property.

Front garden

The front garden has been laid to shingle with mature shrubs and plants. There is a pathway leading to the front door and gated access to the rear garden.

Rear garden

The gated rear garden is enclosed by a high wall, private, south facing and easily maintained having been laid to shingle and patio with raised flower and shrub borders and a useful covered Veranda and storage boxes.

Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band B

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.

We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Energy performance certificate (EPC)

39, Sunningdale Drive
Warmley
BRISTOL
BS30 8GP

Energy rating

C

Valid until: 29 July 2030

Certificate number: 0472-2811-7237-2220-7655

Property type

End-terrace house

Total floor area

40 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 C. It has the potential to be B.

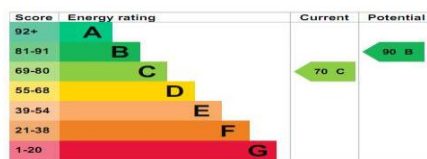
[See how to improve this property's energy efficiency.](#)

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.

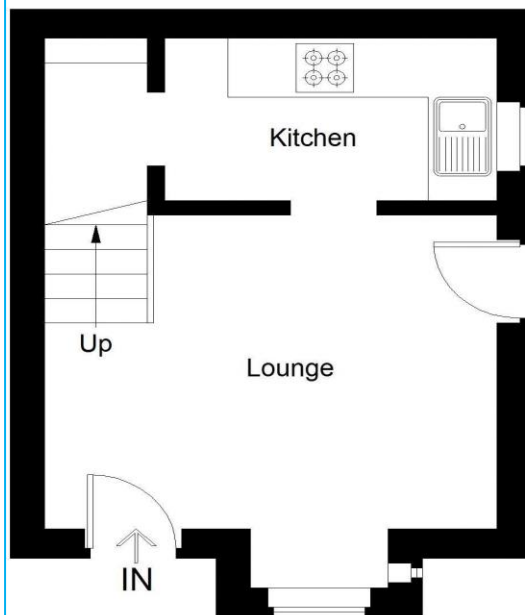
For properties in England and Wales:

the average energy rating is D
the average energy score is 60

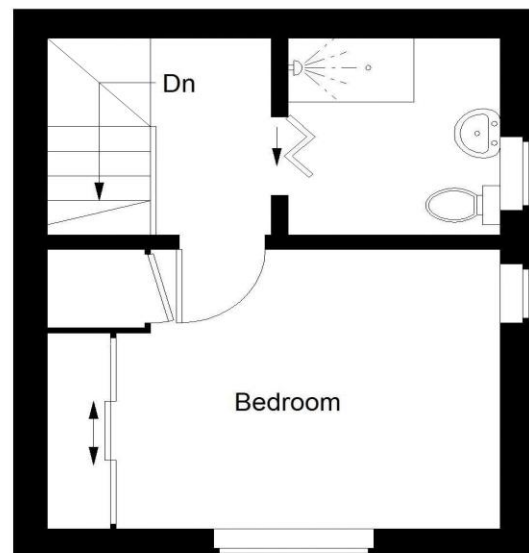


39 Sunningdale Drive

Approximate Gross Internal Area
40.6 sq m / 437 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID665896

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor Plan Produced by EPC Provision