



£370,000

Wayleaze

Coalpit Heath, BS36 2PL

PROPERTY SUMMARY

This delightful property offers well proportioned living space throughout, beginning with an entrance porch and a welcoming hallway that leads into a spacious living room. The adjoining dining room flows seamlessly into a bright conservatory, creating an ideal space for entertaining or relaxing while overlooking the garden. The kitchen, conveniently located next to the dining room, features a side door for easy access to the outside. Upstairs, you'll find two double bedrooms, one single and the family bathroom. The loft space is also accessed from the landing along with a useful airing cupboard which houses the gas boiler.

Externally, the property boasts a generous and private rear garden with a patio and lawned area with access into a single garage. There is ample parking available on the driveway and the front garden is mainly laid to lawn. The property offers fantastic potential for an extension (subject to planning permission) and is situated in a quiet position within the road.

3



1



2









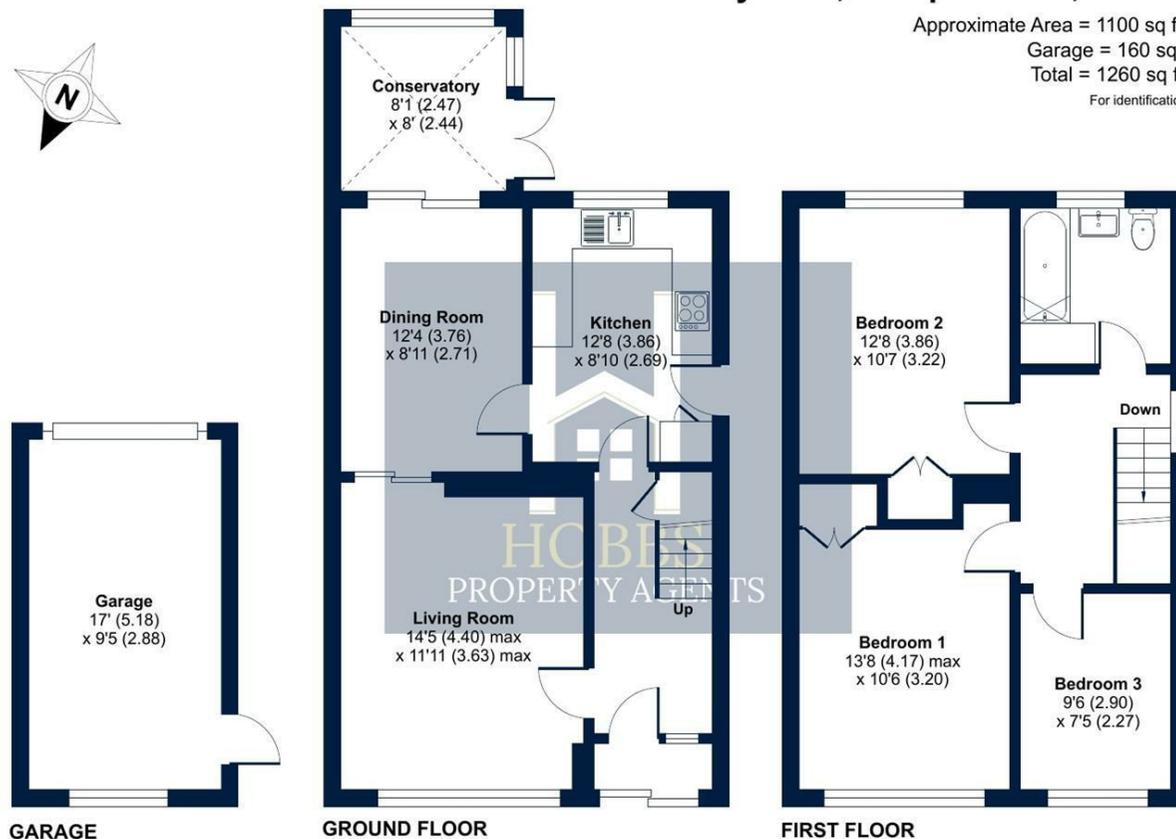
Wayleaze, Coalpit Heath, Bristol, BS36

Approximate Area = 1100 sq ft / 102.1 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1260 sq ft / 116.9 sq m

For identification only - Not to scale



LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hobbs Property Agents Limited. REF: 1271787



OFFICE DETAILS

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