Blue Sky
SALES • LETTINGS • MANAGEMENT

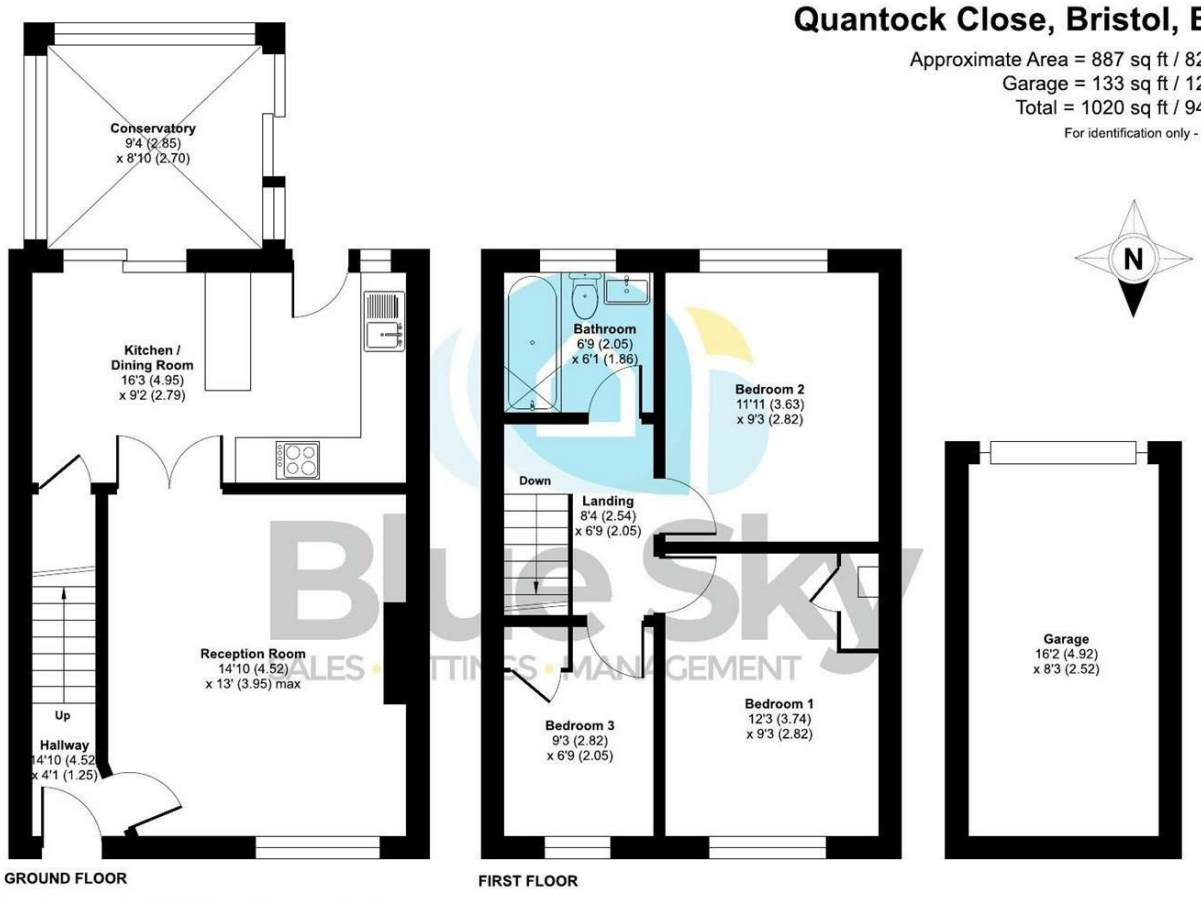
80 Quantock Close, Bristol, BS30 8UU

£275,000



Quantock Close, Bristol, BS30

Approximate Area = 887 sq ft / 82.4 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 1020 sq ft / 94.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1534441

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The Important Bit!

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/drained 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.



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Council Tax Band: B | Property Tenure: Freehold

NO ONWARD CHAIN! Nestled in the charming area of Quantock Close, Bristol, this delightful three-bedroom mid-terrace house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The property boasts a good-sized kitchen diner, ideal for family meals and gatherings. The three well-proportioned bedrooms offer ample space for rest and personalization, making it an excellent choice for families or those seeking extra room for guests or a home office. The property boasts a conservatory, which extends the living space and allows the natural light to seep through. The front and rear gardens provide a lovely outdoor area for gardening, play, or simply unwinding in the fresh air. This mid-terrace house in Quantock Close is not just a property; it is an opportunity to create lasting memories in a vibrant community. Whether you are a first-time buyer or looking to settle down, this home is sure to meet your needs.





Entrance Hallway
14'10 x 4'1 (4.52m x 1.24m)
uPVC double glazed front door with obscured glazed panel, wood effect flooring, radiator, stairs to first floor accommodation.

Reception Room
14'10 x 13' max (4.52m x 3.96m max)
uPVC double glazed window to front, glazed door from kitchen, wood effect flooring, radiator.

Kitchen/Dining Room
16'3 x 9'2 (4.95m x 2.79m)
uPVC double glazed window to rear, uPVC double glazed door to rear garden, a range of wall and base units with work tops over, space for washing machine, stainless steel sink and drainer with mixer tap, tiled splash backs, electric oven, gas hob and extractor, tiled flooring, with wood effect flooring to the dining area and a radiator, under stairs storage cupboard housing fuse board.

Conservatory
9'4 x 8'10 (2.84m x 2.69m)
uPVC double glazed door from kitchen, and uPVC double glazed door to garden.

First Floor Landing
8'4 x 6'9 (2.54m x 2.06m)
Wall mounted mirror, loft hatch.

Bedroom One
12'3 x 9'3 (3.73m x 2.82m)
uPVC double glazed window to front, cupboard housing gas combi boiler, radiator.

Bedroom Two
11'11 x 9'3 (3.63m x 2.82m)
uPVC double glazed window to rear, radiator.

Bedroom Three
9'3 x 6'9 (2.82m x 2.06m)
uPVC double glazed window to front, radiator.

Bathroom
6'9 x 6'1 (2.06m x 1.85m)
Fully tiled walls, vinyl flooring, uPVC obscured double glazed window to rear, low level W.C., sink with mixer tap, panelled bath with stainless steel mixer and mains shower, stainless steel towel rail.

Garage
16'2 x 8'3 (4.93m x 2.51m)
Up and over door.

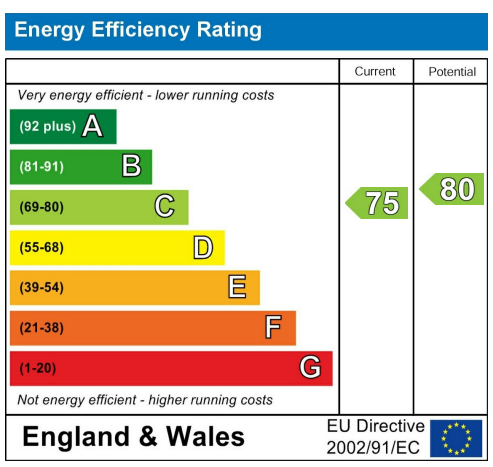
Front Garden
Established plants, stones.

Rear Garden
Patio area, established plants, outside tap, lawn area.

Agent Note
Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









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