Property details **approval form**

39 St. Davids Avenue, BRISTOL, Avon, BS30 8BZ
Date: 06 November 2026 **Property Ref and Version:** BLG104707 - 0002

Connells

Selling your home with us!

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.
What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Connells office: 131 Bath Road, Longwell Green, BRISTOL, Avon, BS30 9DD
T 0117 932 8684 **E** longwellgreen@connells.co.uk

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Price

£325,000

Tenure: Freehold

Key Features

- Energy Rating: Awaited
- THREE BEDROOMS,
- 10FT KITCHEN, UTILITY ROOM,
- 16FT GARAGE, REAR GARDEN AND OFF ROAD PARKING
- CONSERVATORY.
- NO ONWARD CHAIN
- 12FT LOUNGE,
- 10FT DINING ROOM
- BATHROOM,

Short Description

HUGE DEVELOPMENT OPPORTUNITY! THREE BEDROOM SEMI DETACHED HOME WITH LARGE REAR GARDEN AND 16FT GARAGE NO ONWARD CHAIN

Long Description

Cadbury Heath, offers convenient amenities including Gallagher retail park, local shops, cafes, and restaurants all within walking distance.

It's well-connected to Bristol and Bath via public transport and major roads, making it ideal for commuters. Nearby, you'll find good schools for families.

Directions

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Agents Note

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Room Description

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Agents Note

Please note that an AML feel is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floor Plan



Total floor area 108.7 m² (1,170 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Approval

	Signature	Date
Paul Audritt		
Mr J.R. Benton		