



The Reddings, Kingswood, Bristol BS15
£320,000

Smart terrace in cul-de-sac | Freehold **SSTC**

As the owners say, "everything's so local" to this house, including parks, schools (a few primary schools within half a mile and Mangotsfield secondary - rated "good" - under a mile away), and shops (including the Kings Chase shopping centre which is undergoing a £5.5m within a five-minute drive). Situated at the end of a quiet cul-de-sac and featuring open views to the rear, this terraced house feels light and airy, and is particularly well presented throughout. A through lounge/diner on the ground floor, plus a smart kitchen, and a garden room, are complemented by three bedrooms and a modern bathroom upstairs. Furthermore, there is a loft room (accessed by a pull-down ladder) which makes an excellent play space, hobbies environment, or work-from-home office. To the front of the house is parking for two cars, there is an en-bloc garage within a very short walk, and the rear garden is a real feature: lawn, patio, summer house and wendy-style shed, all with a pleasantly open aspect.

Council Tax Band: Band B (£1972.56 per annum 2026/27). (South Gloucestershire Council)
Tenure: Freehold
Parking options: Garage, Off Street
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

GROUND FLOOR:

Storm Porch

Half double-glazed door and side window; coats rack; half double-glazed leaded and frosted front door, with matching side window, into...

Entrance Hall

w: 5' 5" x l: 14' 11" (w: 1.65m x l: 4.55m)

Staircase and timber banisters rising to first floor, with additional handrail, over built-in storage cupboard with double doors; coving; laminate flooring; glazed internal doors; double radiator.

Lounge

w: 10' 7" x l: 14' 11" (w: 3.23m x l: 4.55m)

Large double-glazed window to front, with open aspect up the cul-de-sac; fitted shelf; TV pt; double radiator; wide opening into...

Dining Room

w: 7' 10" x l: 10' 10" (w: 2.39m x l: 3.3m)

Double-glazed patio doors to Garden Room at rear; laminate flooring; fitted shelves; double radiator; feature wooden half door with leaded glass insert, into...

Kitchen

w: 8' 2" x l: 10' 9" (w: 2.49m x l: 3.28m)

Double-glazed window into Garden Room at rear; range of fitted Shaker-style base and wall units, in white, with timber-effect worktops and tiled splashbacks; inset 1½-bowl single-drainer stainless steel sink with mixer tap; space for dual-fuel 900mm range cooker, with fitted black chimney hood above; space for fridge/freezer; plumbing for washing machine; understairs storage cupboard' high-level shelf.

Garden Room

w: 13' 10" x l: 7' (w: 4.22m x l: 2.13m)

Double-glazed patio doors and full-height window to rear; window to side.

FIRST FLOOR:

Landing

w: 6' 5" x l: 10' 2" (w: 1.96m x l: 3.1m)

Hatch and pull-down aluminium ladder up to Loft Room; coving; natural pine doors; smoke detector.

Bedroom One

w: 9' 9" x l: 14' 11" (w: 2.97m x l: 4.55m)

Double-glazed window to front looking onto the cul-de-sac; built-in wardrobe housing gas-fired Worcester combi boiler; high-level shelf; double radiator.

Bedroom Two

w: 9' 9" x l: 10' 11" (w: 2.97m x l: 3.33m)

Double-glazed window to rear, with lovely open views; high-level bookshelf; double radiator.

Bedroom Three

w: 6' 5" x l: 9' 9" (w: 1.96m x l: 2.97m)
Double-glazed window to front; built-in wardrobe with sliding door; laminate flooring; radiator.

Bathroom

w: 6' 11" x l: 5' 8" (w: 2.11m x l: 1.73m)
Frosted double-glazed window to rear; white shower bath with curved glazed screen and tiled surround; matching pedestal wash basin and w.c. with tiled splashbacks; tiled floor; towel rail radiator; extractor fan.

SECOND FLOOR:

Loft Room

w: 16' 6" x l: 12' 7" (w: 5.03m x l: 3.84m)
Brilliant split-level room offering space as a Play or Hobbies Room, or as a work-at-home Office; Velux double-glazed skylight window to rear with sweeping views; wooden balustrade around top of ladder; plenty of eaves storage space.

EXTERNAL:

Front Garden

Gravel parking for 2 cars, and concrete path to front door; walled to both sides.

Rear Garden

w: 18' x l: 45' (w: 5.49m x l: 13.72m)
Full-width paved patio area and 2 shallow steps down to lawn, with flower border to one side, and decking barbecue platform opposite; walled to one side, fenced to other; Wendy house style timber shed; paved path to fence and gate, with shrub beds each side, leading onto gravel area and Summer House (7'7" x 9'6"); concrete path and steps down to gate to rear communal footpath leading to...

Garage

w: 8' 4" x l: 16' (w: 2.54m x l: 4.88m)
En-bloc garage with up-and-over door; corrugated roof.

LOCATION:

Situated at the end of a cul-de-sac, this house is well-placed for the many amenities Kingswood has to offer. The No. 6 bus route, with a stop about 6 minutes away on foot, provides access into the City Centre, and a short drive will bring you to the A4174 Ring Road which means getting to either Bath or the M32 motorway is relatively easy. For those who are keen on their fitness, Kingswood Leisure Centre is fairly close by, and there are schools and shops in the area.

GENERAL:

Tenure

Freehold.

Council Tax Band

Band B (£1972.56 per annum 2026/27).

PERSONAL INTEREST

The vendors of this property are related to the Haigh family.

IMPORTANT:

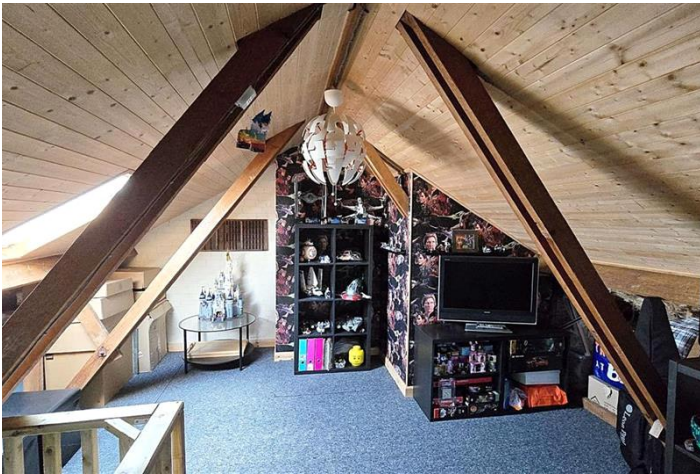
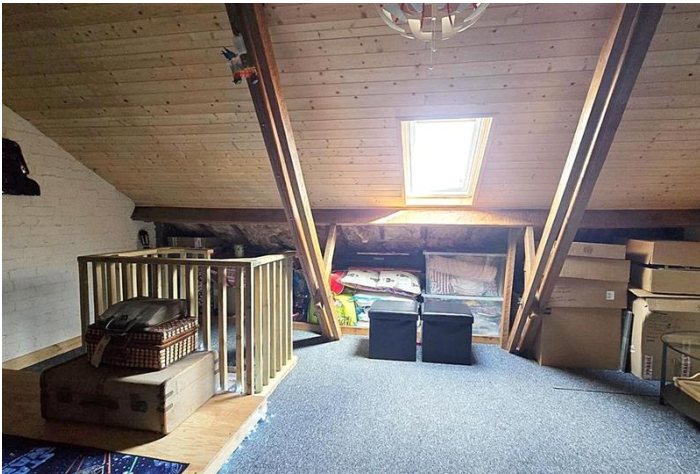
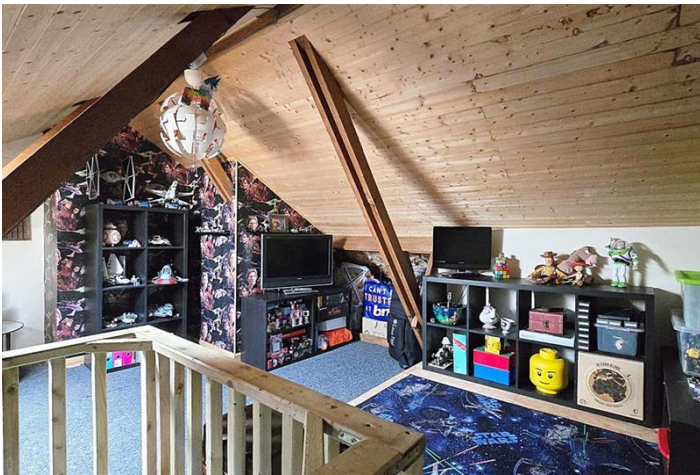
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INTERESTED?

If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.

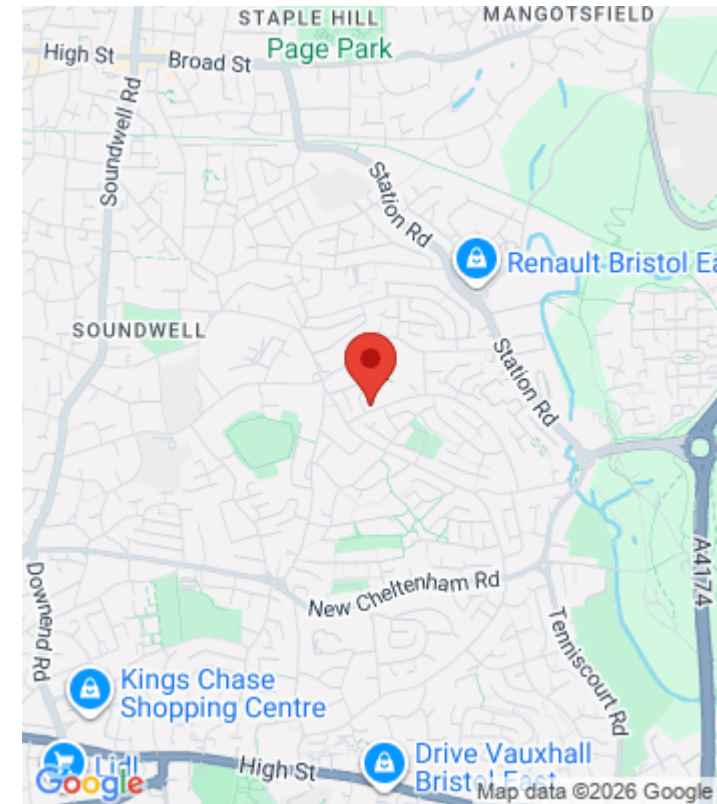


1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 927 sq.ft. (86.1 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.