



LEESE & NAGLE
INDEPENDENT ESTATE AGENTS

Westbury Park | End Terrace House | £695,000

2 Devonshire Road, Westbury Park, Bristol, BS6 7NJ

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A substantial end of terrace house in a highly desirable sought after tree lined road with south west facing garden, garage and parking. The property is currently arranged as 2 flats and has been let out until May 2018.

The house lends itself to re-modelling and refurbishment to provide a superb family home or to keep it as 2 flats. Assuming the property is used as a family home, the ground floor has a kitchen, study and 2 reception rooms (one providing access to the rear garden and 2 bathrooms. Upstairs there are 5 bedrooms (2 currently a kitchen) and a family bathroom. Situated in a neighbourhood near Westbury Park Primary School, Redland Green School and close to Waitrose and the local shops on Coldharbour Road and Henleaze Road. The property also has easy access to the Durdham Downs. Additional benefits include a level rear garden that doubles up as off road parking & garage accessed by a rear lane. Offered with no onward chain.

Please note that there is an additional EPC for the Ground Floor Flat which is available upon request.





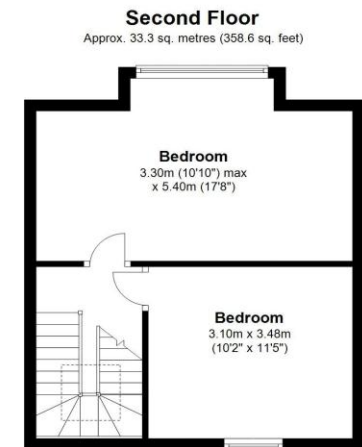
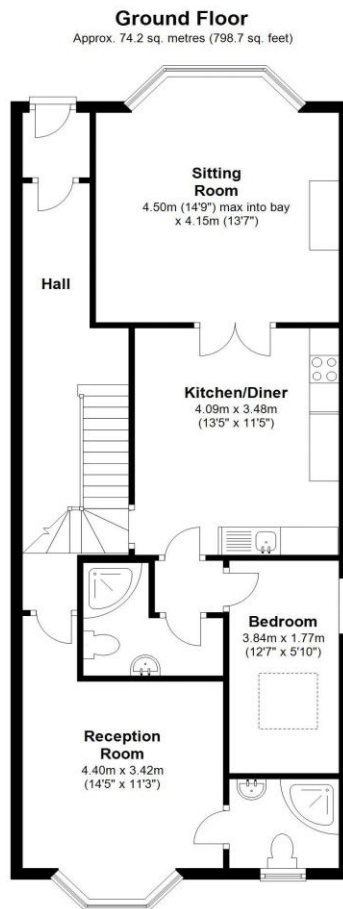
Directions: From the top of Whiteladies Road bear right onto Redland Hill past the Spire Hospital. At the mini-roundabout turn left up Redland Road. Turn right onto Coldharbour Road and then take the 4th turning left into Devonshire Road. The property is on the left hand side as you turn into the road.

Location: The property is situated on a tree lined residential road in Westbury Park, an extremely popular family orientated area bordering Durdham Downs and Redland. There are many local facilities on Coldharbour Road, North View and Waitrose/Henleaze High Street. The area has many well reputed schools and the property is on the same road as Westbury Park School and within Redland Green School APR. Durdham Downs are a few hundred yards away and Redland Green Park is close by. Easy access to Whiteladies Road, City Centre, Cabot Circus and major routes by bus or car.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	48
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Remodelling Opportunity
- South West Facing Garden
- Garage & Parking
- Offered For Sale with No Onward Chain
- Arranged as Two Apartments



Total area: approx. 170.2 sq. metres (1832.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Plan produced using PlanUp.

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