



26 DUNDONALD ROAD
REDLAND, BRISTOL, BS6 7LW

In a favoured location near Redland Green Park and Westbury Park Primary School and within 550m of Redland Green School; a well-proportioned 4 double bedroom, 3 reception room, 1920's period semi-detached family house having driveway, single garage and south-westerly facing rear garden.

Price Guide: £850,000



Richard Harding
Chartered Surveyors • Estate Agents • Auctioneers • Valuers

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124, Whiteladies Road, Clifton, Bristol, BS8 2RP





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Offers generous living space over two floors with plenty of natural light, a number of fine period features and a comfortable well-kept homely atmosphere.

- **Extremely well located in a friendly neighbourly community - near the park facilities of Redland Green, close to Westbury Park Primary School and Redland Green Secondary School. Handy for the shops on Coldharbour Road, North View and Henleaze Road plus Waitrose and Orpheus Cinema. Within easy walking distance of the Downs.**
- **Ground Floor:** entrance hall, reception hall, bay fronted drawing room, dining room, breakfast room, kitchen, cloakroom/wc.
- **First Floor:** part galleried landing, 4 double bedrooms, family bathroom/wc.
- **Outside:** driveway, single garage, front garden, south-west facing rear garden (38ft x 28ft).

Route to the property: from our office at 124 Whiteladies Road, carry on up Blackboy Hill to the traffic lights on the edge of the Downs, bearing right at the next mini roundabout; take the second exit straight ahead along Redland Hill, keeping the Spire Hospital on your left hand side. Continue down to the next roundabout on Redland Road taking the first exit left and then shortly after turn second right into Coldharbour Road. After passing St Oswalds Road and Cossins Road on the right find Dundonald Road next right where the property will be found on the right hand side towards the end of the road.



GROUND FLOOR

APPROACH: from the pavement, a pathway gives access to the front entrance. Solid wood panelled front door with part stained glass panel and fanlight, opening to:-

ENTRANCE HALL: tiled flooring, tall moulded skirtings, picture rail and deep moulded coving. Double opening main switchboard control cupboard, part stained glass obscure glazed window to the front elevation. Part stained glass wood panelled door with matching window to side and overlights, opening to:-

RECEPTION HALL: having exposed wooden floorboards, elegant easy rising turning staircase ascending to the first floor with arts and crafts style handrail and balustrade, tall moulded skirtings, picture rail, deep moulded coving. Ceiling light point and radiator plus understairs storage cupboard. Panelled doors with moulded architraves, opening to:-

SITTING ROOM: (17'6" x 13'9") (5.34m x 4.19m) box bay window to the front elevation comprising six windows with stained glass overlights. Central period fireplace with open fire and tiled surround, recesses to either side of the chimney breast (one with fitted bookshelving), exposed wooden floorboards, tall moulded skirtings, picture rail, deep moulded coving, two radiators, ceiling light point.

DINING ROOM: (15'0" x 10'10") (4.58m x 3.30m) central period fireplace with tiled mantelpiece, recesses to either side of the chimney breast (both with fitted bookshelving), exposed wooden floorboards, tall moulded skirtings, picture rail, deep moulded coving, radiator, ceiling light point. Multi-paned double doors with part stained glass side panels and overlights overlooking the rear garden and opening into the former veranda (now lean-to).

BREAKFAST ROOM: (10'10" x 10'0") (3.30m x 3.04m) windows to the side elevation with stained glass overlights, ornate cast iron fireplace with slate hearth, exposed wooden floorboards, tall moulded skirtings, picture rail, radiator, ceiling light point. Panelled door with moulded architraves, opening to:-

KITCHEN: (12'8" x 9'2") (3.86m x 2.79m) triple aspect with windows to either side and part glazed door opening externally onto the rear garden. Comprehensively fitted with an array of panelled base and eye level units with a combination of drawers, cabinets, shelving and glazed display cabinets. Solid wooden worktop surfaces with bevel edged splashback tiling, stainless steel central sink with draining board to side and swan neck mixer tap over. Space for electric/gas oven with stainless steel splashback and extractor hood. Integral dishwasher. Space for tall fridge/freezer. Integral freezer. Tiled effect flooring, tall moulded skirtings, Victorian style radiator, inset ceiling downlights.

CLOAKROOM/WC: low level wc, wall mounted wash hand basin with hot and cold water taps, heated towel rail/radiator, tall moulded skirtings, ceiling light point.



FIRST FLOOR

PART GALLERIED LANDING: (9'9" x 9'2" measurements including stairwell) (2.97m x 2.79m) enjoying plenty of natural light via a part stained glass window to the side elevation, tall moulded skirtings, picture rail, radiator, ceiling light point. Loft access with pull down ladder to partially boarded loft space. Panelled doors with moulded architraves, opening to:-

BEDROOM 1: (17'7" x 11'7") (5.35m x 3.53m) box bay window to the front elevation comprising six windows with stained glass overlights, central period style fireplace, recesses to either side of the chimney breast, tall moulded skirtings, picture rail, radiator, ceiling light point.

BEDROOM 2: (15'0" x 11'7") (4.57m x 3.53m) windows overlooking the rear garden with stained glass overlights, period style fireplace, recesses to either side of the chimney breast (one with double opening wardrobe), tall moulded skirtings, picture rail, fitted shelving, radiator, ceiling light point.

BEDROOM 3: (11'11" x 9'0") (3.63m x 2.74m) two windows to the rear elevation with overlights, period style fireplace, fitted shelving, tall moulded skirtings, radiator, canopied ceiling, ceiling light point.

BEDROOM 4: (9'9" x 9'3") (2.98m x 2.82m) two windows to the front elevation with stained glass overlights, tall moulded skirtings, picture rail, radiator, ceiling light point.

FAMILY BATHROOM/WC: (10'5 x 6'0") (3.18m x 1.83m) panelled bath with hot and cold water taps and wall mounted shower unit with handheld shower attachment plus fully tiled surround. Low level dual flush wc. Pedestal wash hand basin with hot and cold water taps. Obscure glazed windows to the side elevation, heated towel rail/radiator, moulded skirtings, ceiling light point.

OUTSIDE

DRIVEWAY: narrow driveway leading to:-

SINGLE GARAGE: (15'4" x 8'3") (4.68m x 2.51m) metal up and over door.

FRONT GARDEN: dwarf brick wall with level lawned section of garden and shrub border.

REAR GARDEN: (approx 38ft x 28ft) (11.58m x 8.53m) enjoying a sunny south-westerly aspect and enclosed on all three sides. Predominantly laid to lawn and level with raised shrub border. Pedestrian gate opening onto driveway, outside tap and lighting. Garden shed.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items such as carpets etc. are not included but may be available by separate arrangement.

TENURE: it is understood that the property is freehold. This information should be checked by your legal adviser.

PLEASE NOTE:

1. As from the 1st April 2018 there will be a requirement for any properties rented out in the private rented sector to normally have a minimum energy performance rating of E on an Energy Performance Certificate (EPC). The regulations will come into force for new lets and renewals of tenancies with effect from 1st April 2018 and for all existing tenancies on 1st April 2020. It will be unlawful to rent a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption [eg the building is Listed]. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements.
2. The photographs may have been taken using a wide angle lens.
3. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
4. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
5. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
6. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
7. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
8. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

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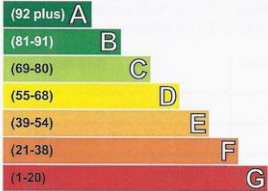
Approximate Gross Internal Area = 152.6 sq m / 1643 sq ft
 Garage = 11.9 sq m / 128 sq ft
 Total = 164.5 sq m / 1771 sq ft



If you intend to rent out this property now or in the future, please note point 1 of the Important Remarks section overleaf.

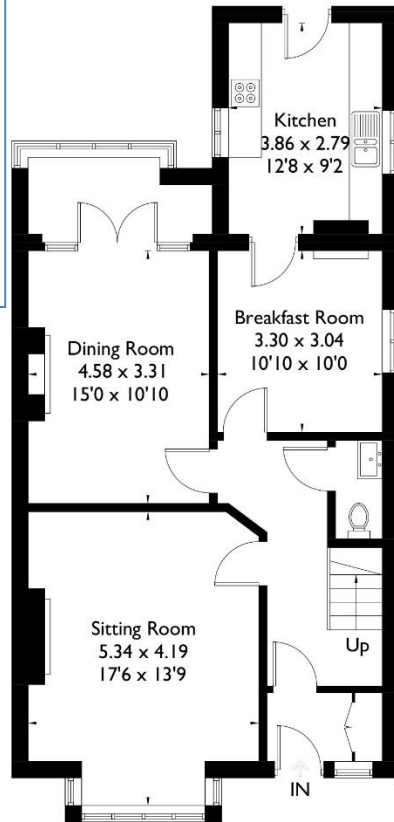
Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

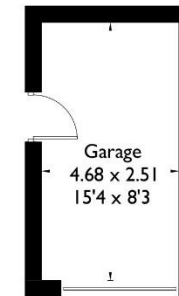
Current	Potential
60	81



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Job Ref: 203696

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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