



117 Jacob Street, Bristol, BS2 0FZ



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# 117, Jacob Street, Bristol, BS2 0FZ

£615,000

Welcome to the epitome of urban luxury living at 'The Square', where sophistication meets convenience in the heart of Bristol. Nestled within this vibrant community lies a rare gem—an intimate collection of just 12 meticulously crafted new homes, each exuding contemporary charm and timeless elegance. Boasting a striking three-storey design, these freehold residences offer a spacious haven with 3/4 bedrooms, perfect for families or individuals seeking ample space to call their own. From the moment you step inside, you're greeted by an ambiance of refinement, with high-quality finishes adorning every corner. Prepare to be captivated by the fantastic kitchens, thoughtfully designed to perfection, while the luxurious bathrooms offer a sanctuary of relaxation. The expansive living areas provide the perfect backdrop for entertaining guests or simply unwinding after a long day. Step outside and discover your own private courtyard garden beckoning you to enjoy moments of serenity amidst the urban hustle. With allocated off-street parking within a secure gated area, convenience and peace of mind are always assured. Retreat to the sanctuary of your master bedroom, complete with an ensuite shower room, offering a luxurious escape from the everyday. Plus, rest easy knowing that your investment is protected by a new build warranty, with a dedicated snagging period ensuring any concerns are swiftly addressed. Situated in the historic old city of Bristol, this property enjoys a prime location. Within a stone's throw, you'll find a plethora of trendy bars, renowned restaurants, and boutique shops, all adding to the vibrant atmosphere of the area. The city's rich history and cultural landmarks, such as the iconic Bristol Cathedral and the historic Harbourside, are within easy reach, providing endless opportunities for exploration and leisure.

- An exciting urban redevelopment, offering an intimate collection of 12 new build freehold homes
- Presented over three storeys, three/four bedrooms and high quality finish, with superb kitchens, bathrooms and living areas
- Private courtyard garden
- Allocated off street parking, within a secure gated parking area
- Master bedrooms with en-suite shower rooms
- Sold with the benefit of a new build guarantee, and snagging period
- EPC Rating- A92, Council tax band- E





# Accommodation

## Entrance

On approach to the property, there is a covered, block paved private area leading to a composite entrance door and fixed double glazed window panel into hallway.

## Hallway

Inviting entrance area, laminate vinyl tile flooring, doors to ground floor rooms, underfloor heating, ceiling spotlights.

## Cloakroom / Utility

A low-level W/C, floor units with worktop and tiled splashbacks over, inset composite sink and drainer, wall mounted gas fired boiler, aluminium double glazed window, space and plumbing for appliances, extraction fan, ceiling spotlight.

## Kitchen / Dining / Sitting Area

A fantastic light and bright main kitchen / dining / sitting area. With a range of well presented wall and floor units with worktops and tiled splashbacks over, a four ring induction hob with extraction hood over, eyelevel oven and grill, integrated dishwasher and fridge / freezer, aluminium double glazed patio door onto private courtyard area, extraction fan, underfloor heating throughout, ceiling spotlights, useful under stairs storage cupboard.

## Stairs rising from the entrance hallway to the first floor landing

## First Floor Landing

Timber doors to first floor rooms, radiator, ceiling spotlights.

## Bathroom

With tiled flooring and walls, low-level W/C, floating style wash hand basin and drawers, panelled bath with mains fed shower and shower screen over, heated towel rail, extraction fan, ceiling spotlights.

## Bedroom

Aluminium double glazed windows (one fixed), radiator, ceiling light.

## Bedroom

Super double bedroom with aluminium double glazed windows (one fixed), radiator, ceiling light, door to en-suite.

## En-suite Shower Room

Tiled flooring and walls, low level W/C, floating style wash hand basin and vanity unit, mains fed shower and shower screen, heated rail, extraction fan, ceiling spotlights.

## Stairs rising from the first floor landing to the second floor landing



### **Second Floor Landing**

A super light and bright landing area. With wood effect laminate to vinyl tile flooring, skylight window, radiator, ceiling spotlights, doors to second floor rooms.

### **Living Room / Bedroom**

A fantastic main living area with a vaulted ceiling feature and part brick wall feature, aluminium double glazed window, wood effect laminate vinyl tile flooring, radiator, internal window feature to landing, ceiling lights. This room could also be used as bedroom four, should you wish.

### **Bedroom**

A super double bedroom with aluminium double glazed window (one fixed), radiator, vaulted ceiling feature, ceiling light, door to en-suite shower room.

### **En-suite**

Tiled flooring and walls, low level W/C, wash hand basin and vanity unit, heated towel rail, mains shower and shower screen, extraction fan, ceiling spotlights.

### **Outside**

With gated access to a secure, communal carpark laid to block paving, providing one allocated off street parking space.

### **Courtyard**

A private and enclosed courtyard area laid to slab patio.

### **Tenure**

Freehold

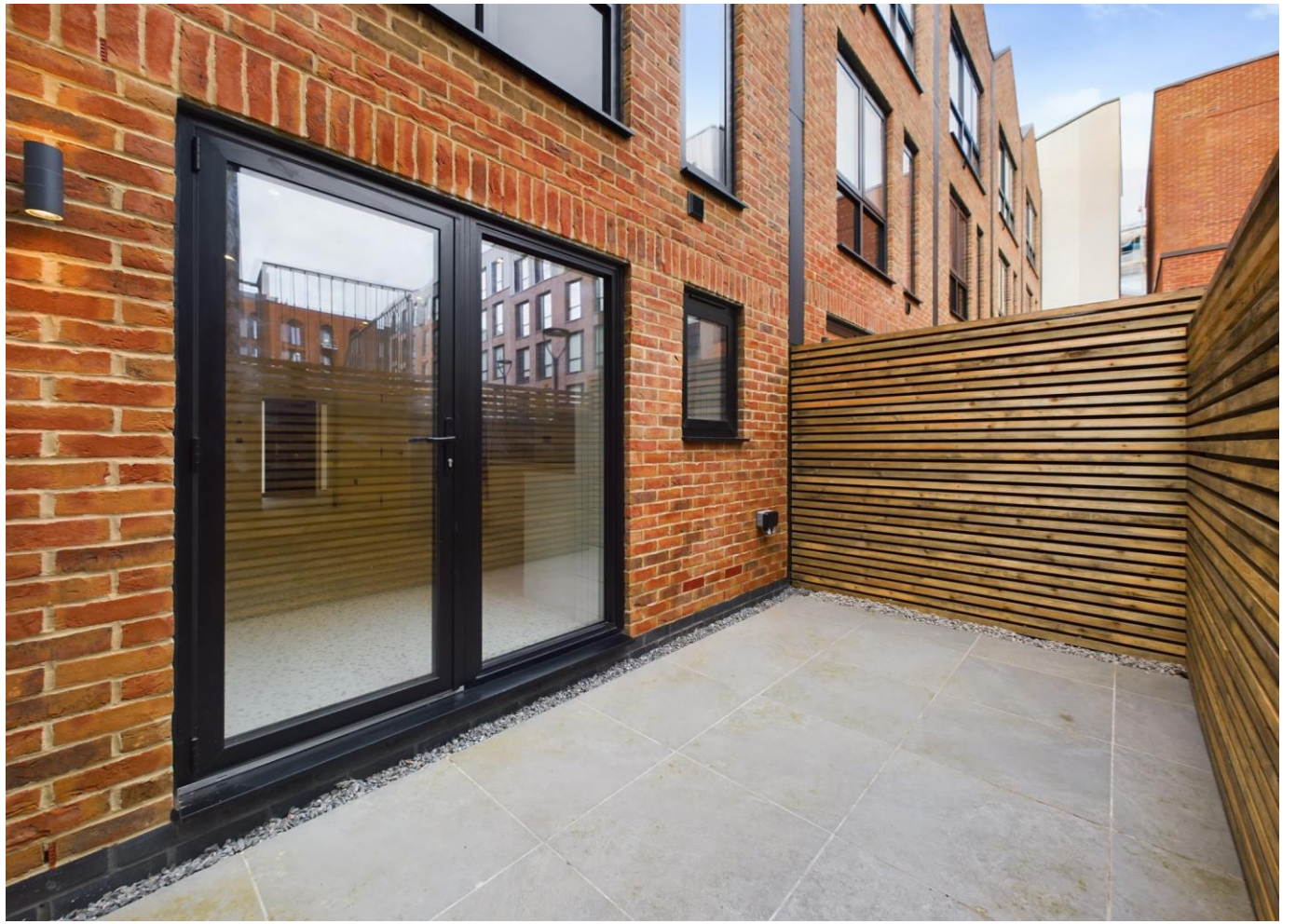
### **Services**

Mains electric, gas, drainage, water and PV panels.

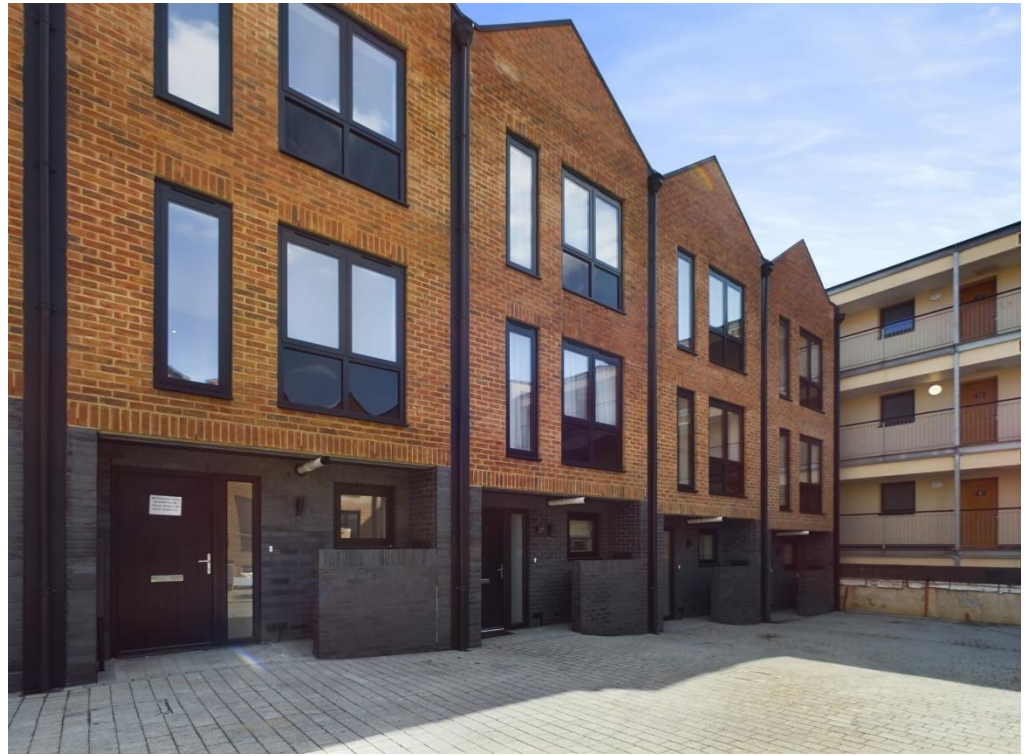
### **New build warranty**

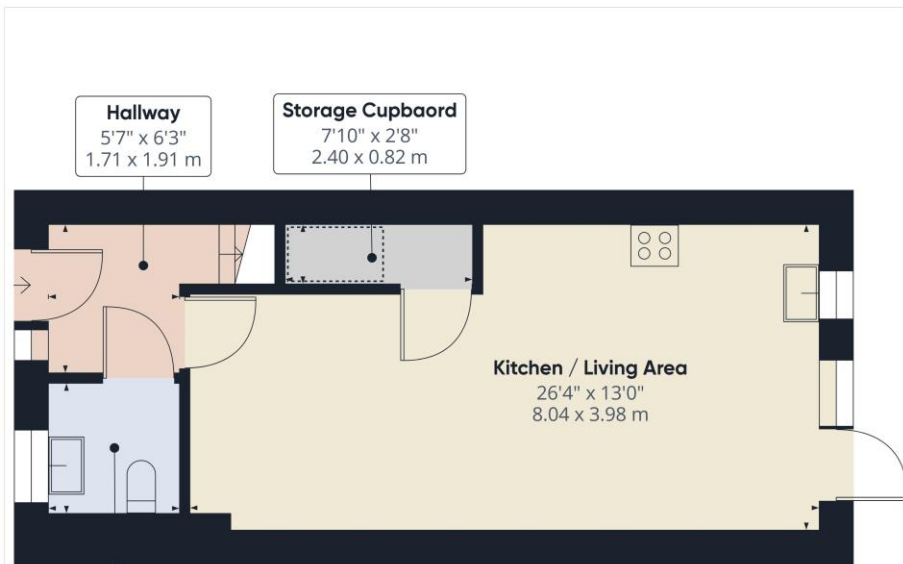
Build zone











Approximate total area\*  
414.81 ft<sup>2</sup>  
38.54 m<sup>2</sup>

Reduced headroom  
10.15 ft<sup>2</sup>  
0.94 m<sup>2</sup>

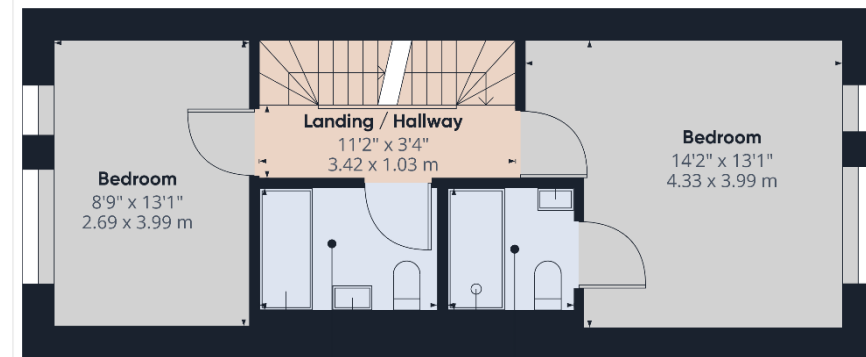
(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

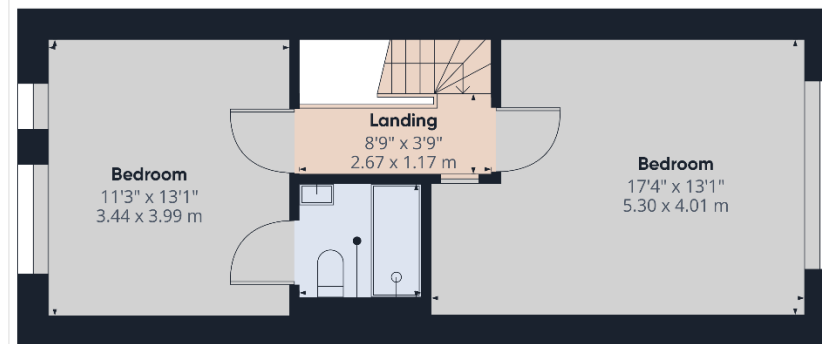
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
GIRAFFE360

Cloakroom / Utility  
5'6" x 5'6"  
1.69 x 1.68 m

Score	Energy rating	Current	Potential
92+	A	92 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area\*  
449.8 ft<sup>2</sup>  
41.79 m<sup>2</sup>



Approximate total area\*  
435.9 ft<sup>2</sup>  
40.5 m<sup>2</sup>



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

# DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

12 South Parade, Weston-super-Mare,  
North Somerset, BS23 1JN

01934 815 053 info@davidplaister.co.uk

www.davidplaister.co.uk