



13A DEVONSHIRE ROAD,
WESTBURY PARK, BS6 7NG

GOODMAN
& LILLEY



A WONDERFUL PERIOD GARDEN APARTMENT LOCATED IN THE HEART OF WESTBURY PARK, WITHIN AN EASY WALK TO THE LOCAL AMENITIES OF COLDHARBOUR ROAD. WITH 2 DOUBLE BEDROOMS, A LOVELY GARDEN AND A GARAGE IN A DELIGHTFUL NEIGHBOURHOOD, THIS PROPERTY IS SURE TO ATTRACT MUCH ATTENTION.

Summary

A garden flat arranged over the ground floor in a Victorian terraced property in the heart of Westbury Park. The accommodation consists of a sitting room to the front, a fitted kitchen/breakfast room with space for a breakfast table, two bedrooms and a modern bathroom. There is the added benefit of a private garden and a garage at the rear of the property, the garage is accessed via a lane from Devonshire and Coldharbour Roads.

Location

A prime location, in the delightful family neighbourhood of Westbury Park and within an easy walk of Westbury Park Primary and Redland Green Secondary Schools. There are local shops and cafes in Coldharbour Road and Northview, together with Waitrose, the Orpheus cinema, and the library, a short distance away. Durdham Downs, Whiteladies Road and bus routes to the rest of the city are within easy reach.

Further Information

Tenure: Leasehold - 999 Year Lease from 1/1/1991 (967 years remaining)

Local Authority: Bristol Council Tel: 0117 922 2000
Council Tax Band: B

Services: Electric, Water & Mains Drainage

Accommodation

Please see the floorplan for room measurements and layout.

Entrance

The apartment is entered by a communal front door and hallway.

Sitting Room

A generous main reception room with feature double glazed bay window to the front aspect, coving and picture rails, fireplace and built in storage to the recess and door to:

Kitchen / Breakfast Room

A modern fitted kitchen with wall and base units, work surfacing over, tiled surrounds, spaces and plumbing for all white goods and integrated oven, hob and extractor hood. Space for a breakfast table, cupboard housing the gas boiler, double glazed window to the rear, doorway to the rear hallway with double glazed door to the rear garden and door to the bedrooms and bathroom.

Bedroom One

Double glazed window to the rear.

Bedroom Two

Double glazed window to the side aspect.

Bathroom

A well appointed modern bathroom fitted with a bath with shower fitted over and glass screen , wash basin and low level wc, tiled surrounds.

Outside

Rear Garden

The property has the added benefit of a private rear garden.

Garage

Located at the rear of the property.

- Superb Period Garden Apartment
- Excellent Westbury Park Location
- Garage

- Two Bedrooms
- Private Rear Garden
- SOLD WITH NO ONWARD CHAIN



GUIDE PRICE £425,000



Floor Plan

Approx. 64.4 sq. metres (692.8 sq. feet)



Total area: approx. 64.4 sq. metres (692.8 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

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