



62 POOLES WHARF COURT

Bristol, BP4 4PD





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A fabulous modern townhouse overlooking the water within a quiet enclave of Bristol's historic floating harbour with a single garage and off-street parking.

* FOUR-BEDROOM VERSATILE HOME * LOCATED WITHIN A GATED COMMUNITY * SCENIC HARBOUR AND WATER VIEWS * WELL-TENDED COMMUNAL GARDEN * SOUTH-EAST FACING TERRACE AND FIRST-FLOOR BALCONY OVERLOOKING THE WATER * SEPARATE KITCHEN AND TWO RECEPTION ROOMS * MASTER BEDROOM WITH EN-SUITE * THREE FURTHER DOUBLE BEDROOMS * SINGLE GARAGE AND OFF-STREET PARKING * EPC: C

Situation

Pooles Wharf Court is a modern development completed in 1978, situated alongside Bristol's famous floating harbour. The location is perfect for access into the city centre via the A4 by car, by bike, or on foot alongside the waterside via a nearby towpath and even by water taxi from the nearby landing station.

Just over half a mile to the north is Clifton village, with its boutique shops, bars, and restaurants, whilst Wapping Wharf, an award-winning food and drink destination, lies just across the harbour.

Within a several-mile radius of leading Bristol schools, including Clifton College, Badminton School for Girls, Bristol Grammar School and more.

The property is also in the catchment areas of highly regarded state primary schools.

For Sale Freehold

62 Pooles Wharf Court is a superb modern home situated over three floors, complete with a south-east facing ground floor terrace and first-floor balcony with glorious views over the manicured communal gardens and waterfront beyond.

The house is approached from the front with a gated entrance and a pretty front courtyard.

Stepping inside, a hallway provides immediate access to the principal ground floor accommodation which includes a cloakroom W.C., a useful storage cupboard, the kitchen and a separate reception room to the rear.







The kitchen is located immediately on the left and is well-appointed offering a range of floor and wall-mounted cupboard and drawer storage and ample room for a dining room table and chairs.

The kitchen is presently well equipped to include a freestanding 'Bosch' dishwasher and 'AEG' washing machine, integrated electric oven and grill as well as gas hobs and a 'Worcester' boiler which is located within a cupboard.

Adject to the kitchen at the rear of the property is a carpeted reception room which enjoys a south easterly orientation and floor-to-ceiling glazed doors which provide access and views out to a private courtyard and the manicured communal gardens beyond. The waterfront is easily accessible and lies circa 15 meters across the communal area to the north.

Adject to the kitchen at the rear of the property is a carpeted reception room which enjoys a south easterly orientation and floor-to-ceiling glazed doors which provide access and views out to a private courtyard and the manicured communal gardens beyond. The waterfront is easily accessible and lies circa 15 meters across the communal gardens.

Ascending the carpeted staircase to the first floor is a fabulous (second) reception room with a further set of floor-to-ceiling French doors which provide access out onto a decked balcony, providing wonderful water views—a perfect spot for morning coffee or an evening sundowner.

To the rear of the property is a double bedroom which features wall-to-wall integrated wardrobe storage. Separating these two rooms is a useful W.C with sink and vanity unit.



Across the top (third) are three further bedrooms, two of which are served by a family bathroom, the principal bedroom which is located at the rear of the property enjoys use of a fully tiled en-suite shower room with W.C, heated towel rail and a sink.

The landing on the top floor gives access to a hot water housing cupboard with shelving for linens.

Outside

To the rear of the house is a pretty paved courtyard, catching much of the day's sun, overlooking manicured communal gardens towards the water.



The first floor features a fully decked and canopied balcony with wonderful views across the gardens and water from its elevated position.

A private towpath leads up to a pedestrian gate with access to the main harbourside path, east and west.

The garage has an electric door and is fitted with light and power. There is also an additional parking space at the front of the property with room for up to two cars.

Services

All main services are connected. Gas-fired central heating. Broadband and Telephone by private arrangement.

Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band F

Directions: BS8 4PD

From Hotwells Road, turn left onto Rownham Mead and follow the signs to Pooles Wharf Court around the road. Wait at the barrier to open, then follow the road around to the left, No. 62 is halfway down on the right-hand side.

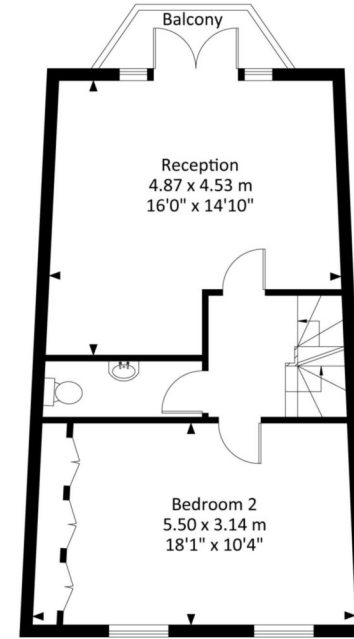
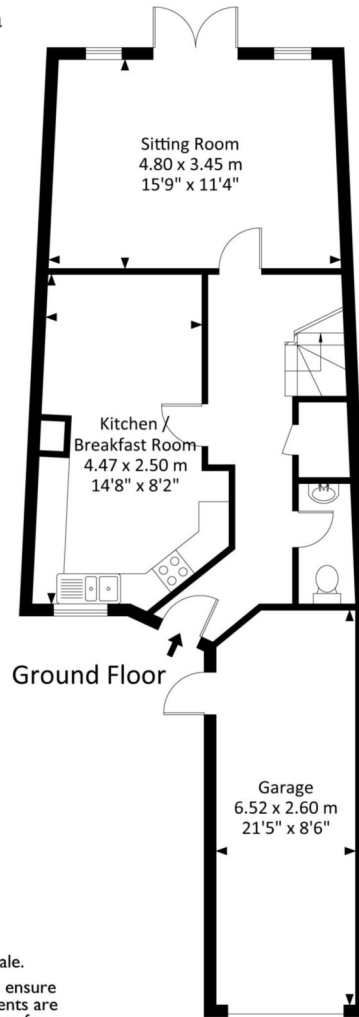


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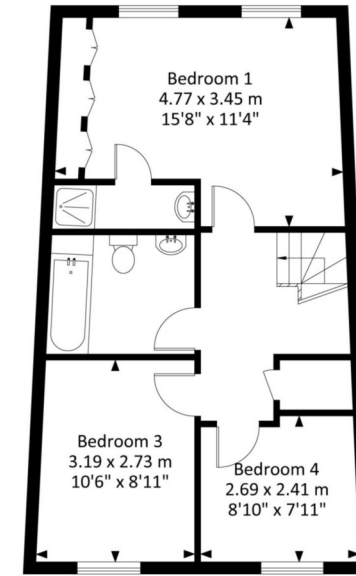
Approx. Gross Internal Area
1450.30 Sq.Ft - 134.70 Sq.M

Garage
159.0 Sq.Ft - 14.80 Sq.M

Total Area
1609.30 Sq.Ft - 149.50 Sq.M



First Floor



Second Floor

For illustrative purposes only. Not to scale.
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.