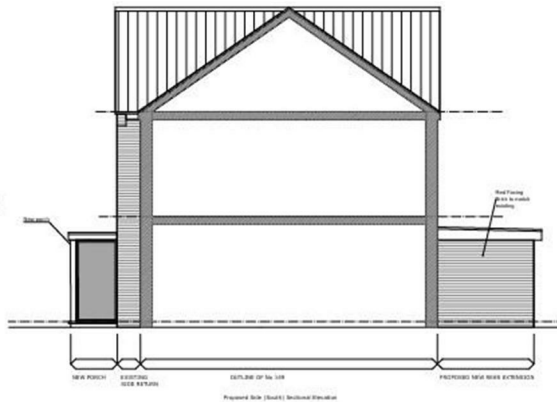


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Rev D North and south elevation amended showing rear first and second floor extension removed in accordance with the planning officer's recommendations.
 Rev C South elevation added. North elevation roof amended.
 Rev B Waste, cycle storage and window schedule added.
 Rev A OPTION B showing reduced width extension.

Status **PLANNING**

Client
 Mr. R. Sanders

Project
 147 Newquay Road, Knowle, Bristol. BS4 1EG

Title
 Proposed Elevations

Scale 1:100@A3 Date Mar. 2021

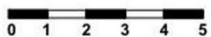
Drawn D.P. CHKD DP/RS

DWG No. PL-A-08 Rev. D

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1:100 SCALE



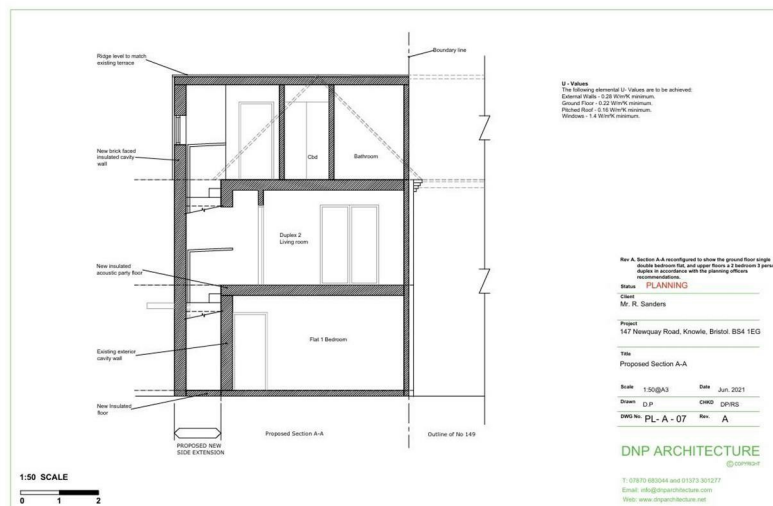
Newquay Road

Knowle, BS4 1EG

Guide Price £245,000



Council Tax: B



1:50 SCALE



U. Values
 The following minimum U. Values are to be achieved:
 External Walls - 0.28 W/m² maximum.
 Ground Floor - 0.22 W/m² maximum.
 Pitched Roof - 0.18 W/m² maximum.
 Windows - 1.4 W/m² maximum.

Rev A, Section A-A is recognised to show the ground floor single depth bathroom and upper floor, 2 bedrooms 2 years apply in accordance with the planning officer's recommendations.

Status **PLANNING**

Client
 Mr. R. Sanders

Project
 147 Newquay Road, Knowle, Bristol. BS4 1EG

Title
 Proposed Section A-A

Scale 1:50@A3 Date Jun. 2021

Drawn D.P. CHKD DP/RS

DWG No. PL-A-07 Rev. A

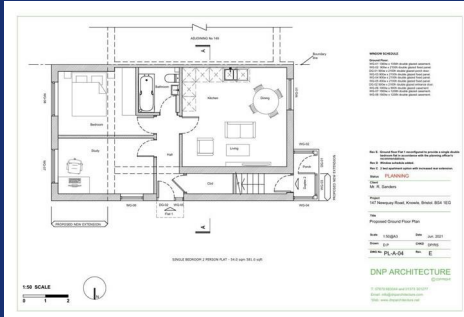
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 Web: www.dnparchitecture.net

147 Newquay Road

Knowle, BS4 1EG

Guide Price £245,000



PLANNING PERMISSION

Planning permission has been granted for two, two bedroom flats

Planning Ref. No: 22/00398/F

ENTRANCE HALL

uPVC Double glazed entrance door, radiator, stairs to first floor accommodation, cupboard housing metres.

LOUNGE

15'5" x 12'6" (4.7 x 3.81)

uPVC Double glazed window to front elevation, under stairs storage cupboard, radiator.

KITCHEN/DINER

15'9" x 8'9" (4.8 x 2.67)

uPVC Double glazed window to rear elevation, radiator, uPVC Double glazed window to rear elevation, range of matching wall and base units over, tiled splashbacks, stainless steel drainer sink unit with mixer taps over, built in electric oven with gas hob, extractor fan over, space for fridge/freezer, plumbing for washing machine

LANDING

uPVC Double glazed window to side elevation, loft access.

BEDROOM ONE

15'9" x 8'7" (4.8 x 2.62)

uPVC Double glazed window to front elevation, radiator, storage cupboard.

BEDROOM TWO

9'0" x 8'1" (2.74 x 2.46)

uPVC Double glazed window to rear elevation, radiator.

BEDROOM THREE

9'0" x 7'5" (2.74 x 2.26)

uPVC Double glazed window to rear elevation, radiator.

BATHROOM

Panelled bath, low level WC, pedestal wash hand basin, tiled splashbacks, extractor fan, radiator.

OUTSIDE

FRONT GARDEN

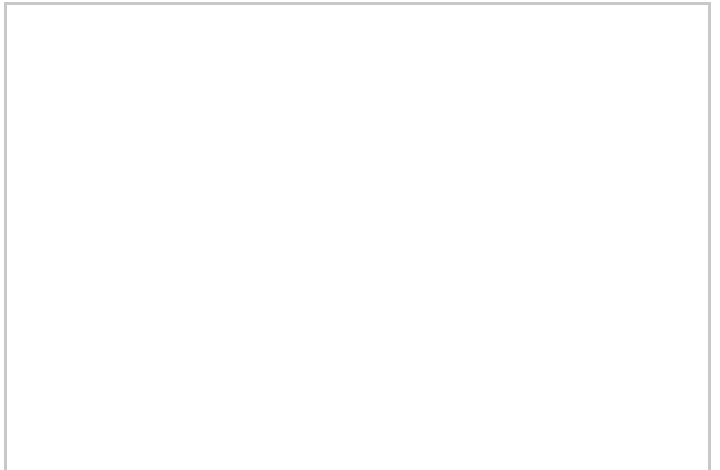
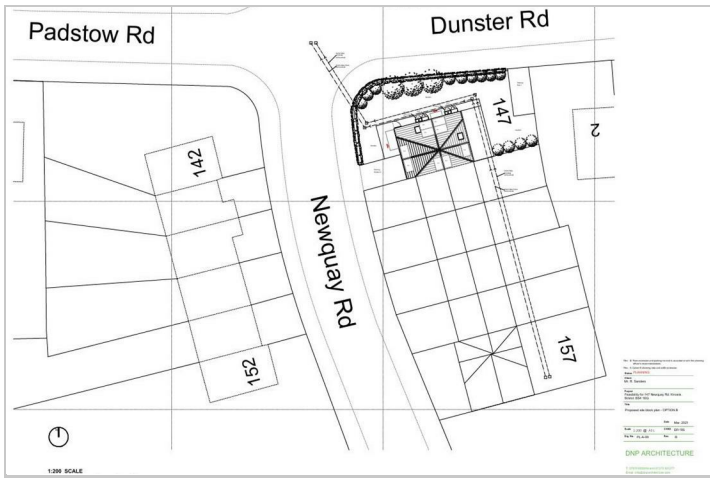
Pathway leading to front entrance door,

REAR GARDEN

Large rear and side garden mainly laid to lawn with side access

PARKING

Driveway to the front providing off street parking.



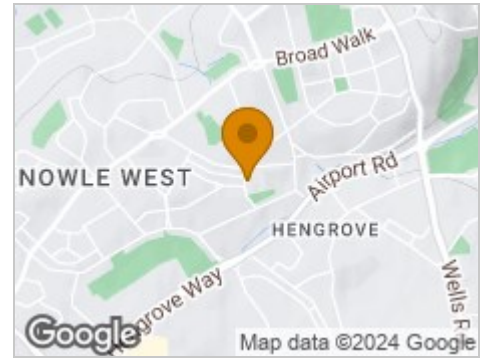
Road Map



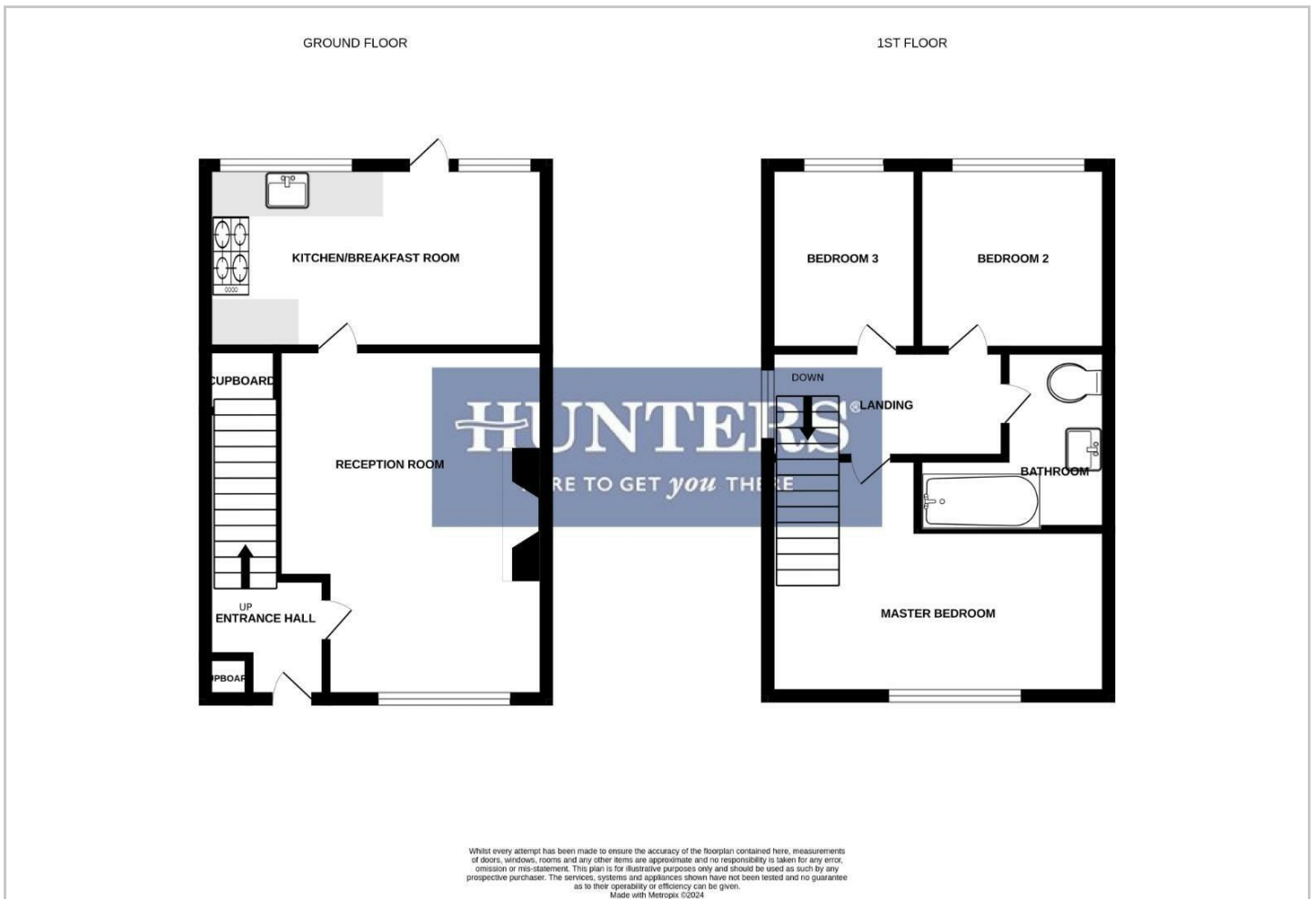
Hybrid Map



Terrain Map



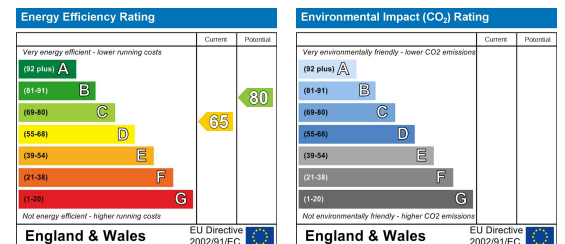
Floor Plan



Viewing

Please contact our Hunters Knowle (Bristol) Office on 0117 972 3948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.