



1 Somerset Street, Kingsdown
Guide Price £700,000

RICHARD
HARDING



1 Somerset Street,

Kingsdown, Bristol, BS2 8NB

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Set in amongst the historic cobbled streets of Kingsdown - a 4 bedroom, 2 bathroom, 2 reception modern town house with an artistic atmosphere, panoramic cityscape views and a 45ft terraced rear garden.

Key Features

- Having the energy efficiency of a modern build with an eclectic, relaxed and laid back interior.
- The house offers spacious accommodation of circa 1,500 sq. ft. set over four floors with far reaching views from the rear elevation.
- Kingsdown itself is one of Bristol's best kept secrets with a strong community spirit, convenient central location close to Stokes Croft/Gloucester Road and the commercial, medical and academic districts of Bristol - not to mention probably some of Bristol's best pubs within walking distance. Also within easy walking distance to all of Bristol's main arts venues and bus routes to all sports venues.
- **Ground Floor:** entrance vestibule, entrance hall, study/reception 2, sitting room.
- **Lower Ground Floor:** kitchen/dining room, utility room/wc
- **First Floor:** bedroom 1 with en-suite shower room/wc, bedroom 2
- **Second Floor:** bedroom 3, bedroom 4 and bathroom/wc
- **Outside:** terraced rear garden (45ft x 15ft)





GROUND FLOOR

APPROACH: wrought iron gate and fence lead through courtyard front garden up to the entrance to the property.

ENTRANCE VESTIBULE: double glazed front door, useful fitted storage with electric meters and glazed door opening into:-

ENTRANCE HALL: large opening through to study/reception 2 and door leading off to the sitting room. Staircase ascends to first floor landing and descends to lower ground floor via half landing with door off to utility room/wc.

STUDY/RECEPTION 2: (10'8" x 9'8") (3.24m x 2.95m) double glazed sash window to the front elevation, fitted bookshelves, radiator, fitted storage housing the gas combination boiler.

SITTING ROOM: (13'11" x 12'11") (4.23m x 3.93m) solid oak flooring, large double glazed sash window to the rear elevation with stunning views over Bristol, radiator.

LOWER GROUND FLOOR

UTILITY ROOM/WC: (6'0 x 4'7") (1.83m x 1.40m) located on the half landing; a deceptively tall room providing opportunity to build in some mezzanine storage, a low level wc, wall and base units, shelf storage, working surfaces, stainless steel sink unit and draining board, space and plumbing for washing machine.

KITCHEN/DINING ROOM: (13'3" x 12'4") (4.03m x 3.77m) two large double glazed French doors to the rear elevation with a south-easterly aspect opening directly onto the rear garden. Good range of hand-built wooden kitchen units comprising base and wall level cupboards, opening shelving with granite working surface, large 5 ring gas hob with electric oven beneath and filter hood above, 1½ bowl stainless steel sink unit, space and plumbing for dishwasher and washing machine and space for tall fridge/freezer. Recessed spotlights and wooden flooring

FIRST FLOOR

LANDING: doors lead off to bedrooms 1 and 2, radiator, solid oak wooden flooring and staircase rising to the top floor.

BEDROOM 1: (front) (14'4" x 9'8") (4.36m x 2.94m) double glazed windows to the front elevation, continuation of solid oak wooden floor, fitted double wardrobe and door to:

En-Suite Shower Room/WC: (6'0 x 4'11") (1.83m x 1.50m) suite comprising pedestal wash handbasin, low level wc, sunken bath with overhead shower, shower screen, tiled surround, portal window and Victorian-style heated towel rail/radiator, recessed spotlights.

BEDROOM 2: (rear) (13'11" x 12'10") (4.25m x 3.92m) large double glazed sash window to rear elevation overlooking the cobbled streets of Kingsdown and into the urban centre of Bristol, with the hills of Dundry and Lansdown in the distance. Continuation of solid oak wooden floor, radiator.

SECOND FLOOR

LANDING: doors leading off to bedrooms 3 and 4 and half landing rising to the bathroom, double glazed Velux skylight bringing natural light to the area. Airing cupboard.

BEDROOM 3: (front) (14'4" x 8'8") (4.37m x 2.65m) four Velux double glazed skylight windows, range of fitted wardrobes with storage above, continuation of oak wooden flooring, radiator.

BEDROOM 4: (rear) (13'11 x 8'11" with sloping ceiling) (4.24m x 2.71m) vaulted ceiling, four Velux double glazed skylight windows with stunning views across Bristol and beyond to the hills of Dundry and Lansdown, continuation of solid oak wooden floor, radiator, useful eaves storage.

BATHROOM/WC: (9'2" x 4'11") (2.79m x 1.50m) white suite comprising low level wc, pedestal wash handbasin, panelled bath with overhead rose and handheld shower attachment, mixer, shower screen, tiled floor, partially tiled walls, double glazed window to rear elevation.





OUTSIDE

REAR GARDEN: (45ft x 15ft) (13.72m x 4.57m) deceptively large terrace with reclaimed Welsh slate flagstone flooring, raised flower borders, various seating areas, timber 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 are not included but may be available by separate arrangement.

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

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- 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.
- 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.

- 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.
- 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.
- 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.
- 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.




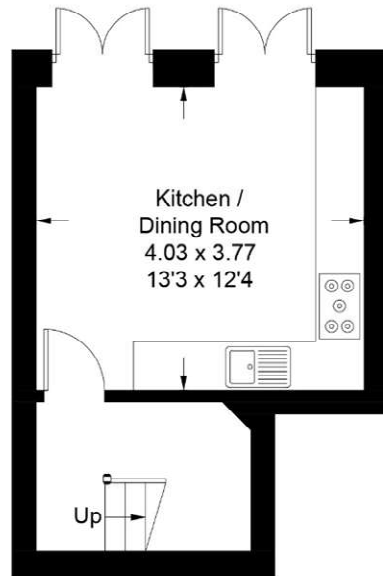


Somerset Street, Kingsdown, BS2 8NB

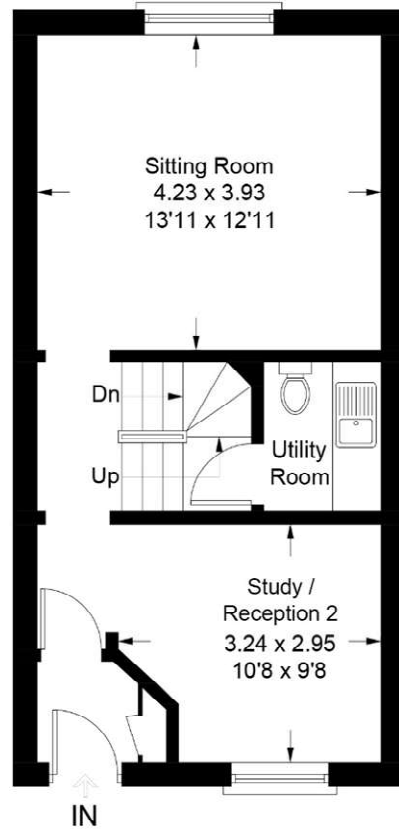
Approximate Gross Internal Area = 134.8 sq m / 1451 sq ft



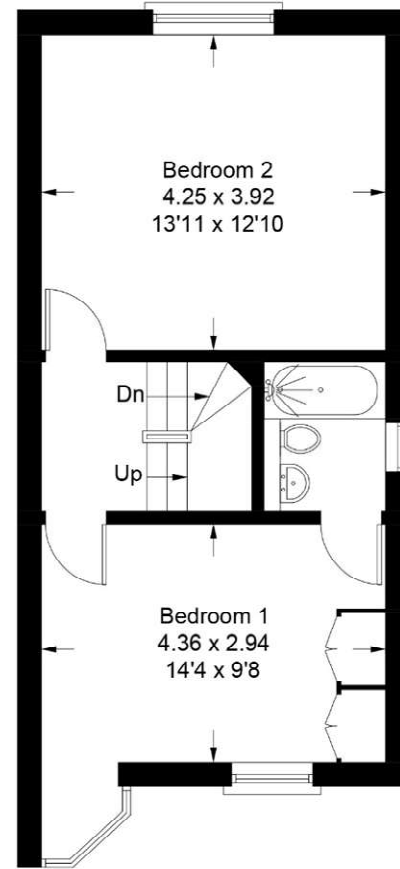
 = Reduced headroom below 1.5m / 5'0



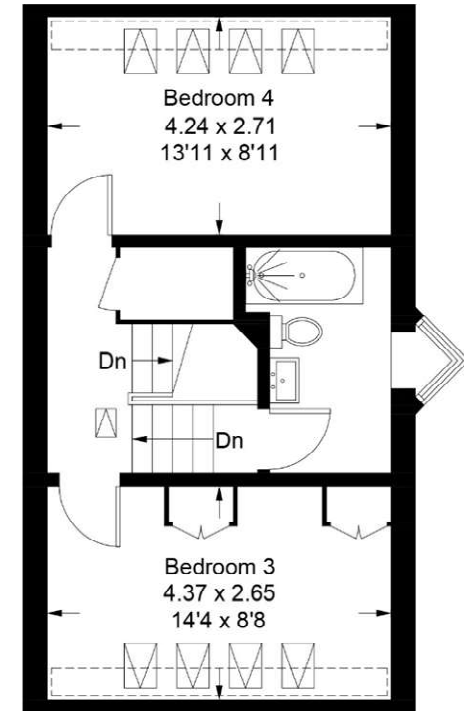
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1031323)