



7 Nova Scotia Place, Harbourside  
Guide Price £995,000

RICHARD  
HARDING





# 7 Nova Scotia Place,

Harbourside, Bristol, BS1 6XJ

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An exceptional 3 storey Harbourside home in a waterfront location with outstanding views and well-arranged accommodation. Enjoying a private south facing rear garden, a balcony/roof terrace and the rare advantage of a double garage and gated off-street parking.

## Key Features

- Wonderful location in the heart of Bristol, in a cul-de-sac fronting the harbourside, with lovely walks around the harbour itself and into the green open spaces of Ashton Court Estate, as well as the convenience of being near to all central areas including Clifton Village.
- Flexible accommodation arranged over three floors, with an incredible split-level sitting room on the top floor with mezzanine home office and balcony with breathtaking views, three bedrooms and a bathroom to the first floor, and to the ground floor there is a reception room flowing through to a sociable kitchen/breakfast room that leads out onto a south facing garden.
- Gated off-street parking and the incredibly rare advantage of a double garage.
- An outstanding city home with a waterfront position.







## **GROUND FLOOR**

**APPROACH:** from the pavement, a part glazed main front door leads into:-

**ENTRANCE VESTIBULE:** inset floormat, double doors accessing a recessed cloaks/storage cupboard, housing the gas meter, fuse box for electric. Further door opens to:-

**ENTRANCE HALLWAY:** staircase rising to first floor landing, understairs storage recess, door off to dining room/reception 2. Radiator, oak effect flooring. Part glazed door accessing kitchen/breakfast room and further door to cloakroom/wc.

**KITCHEN/BREAKFAST ROOM: (16'6" x 11'8") (5.04m x 3.56m)** a newly installed kitchen (2023) from Kitchen Partners, finished to a high specification with a range of built-in base and eye level cupboards with Silestone worktops over with inset sink with instant hot water tap. Integrated appliances include Neff induction hob, double eye level Neff ovens, dishwasher, fridge/freezer, washing machine. Vaillant gas central heating boiler concealed with kitchen units. Ample space for seating and dining furniture. Recessed spotlights, Amtico wood effect flooring. Large window and double doors to rear elevation with sunny, southerly aspect and leading seamlessly out to the rear garden. Further door providing sociable connection through to:-

**DINING/RECEPTION ROOM 2: (11'3" x 10'0) (3.44m x 3.05m)** good sized room with double glazed windows to front offering a lovely outlook over Nova Scotia Place towards the Harbour inlet and the colourful houses of Cliftonwood and the iconic Royal York Crescent in the distance. Radiator and door connecting back to hallway.

**CLOAKROOM/WC:** low level wc, bowl style sink, heated towel rail, extractor fan and Amtico flooring.

## **FIRST FLOOR**

**LANDING:** staircase continuing up to the second floor and doors off to bedrooms 1, 2 and 3 as well as the family bathroom. Further door accessing a recessed linen cupboard with built-in shelving.

**BEDROOM 1: (12'11" x 10'3") (3.93m x 3.13m)** double bedroom with double glazed windows to front elevation offering superb view over the harbourside. Radiator, double doors access recessed wardrobes.

**BEDROOM 2: (11'8" x 8'10") (3.56m x 2.69m)** double bedroom with double glazed windows to rear elevation, radiator and recessed wardrobes.

**BEDROOM 3: (8'6" x 7'5") (2.58m x 2.26m)** single bedroom with double glazed window to rear, radiator.

**BATHROOM/WC:** white suite comprising a panelled curve ended bath with system fed shower over, low level wc, pedestal wash basin, tiled walls and floor, heated towel rail and double glazed window to front elevation.

## **SECOND FLOOR**

**LANDING:** recess with built-in book shelving and storage cupboard, part glazed door opening to the main living space.

**SITTING ROOM: (22'10" x 16'8") (6.97m x 5.07m)** large L-shaped living space with wonderful high vaulted ceilings, double glazed picture windows to rear elevation with window bench seat offering city scape views. Spiral staircase leads up to the mezzanine study area, large wide sliding doors access the balcony/roof terrace with incredible view of the floating harbour and out to the Ashton Court Estate and countryside beyond. Further door leads to:-

**SHOWER ROOM/WC:** pedestal wash handbasin, low level wc, shower enclosure with airing/linen cupboard beside, small window to front and extractor fan.

**STUDY/MEZZANINE: (11'2" x 6'2") (3.4m x 1.89m)** galleried study or occasional sleeping area over the living space with Velux skylight windows to front and rear flooding the space with natural light and offering wonderful views.

## **OUTSIDE**

**BALCONY/ROOF TERRACE:** an incredible, private outside space, accessed from the main sitting room. Offering breathtaking city scape views over Bristol's harbourside, the iconic colourful period house of Cliftonwood, Royal York Crescent and the Suspension Bridge. The terrace also has a built-in corner barbecue, paving and outdoor lighting.





**GARAGE & PARKING: (16'1" x 15'5") (4.89m x 4.69m)** accessed via double gates off Avon Crescent and entering the driveway, the double garage is immediately in front of you on the righthand side. The tarmacked area in front of the garage is for the sole use of number 7, providing off-street parking for at least one car. Double garage with up an over door, pitched roof, power. Resident can also apply for a parking permit for local permit scheme.

### **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.

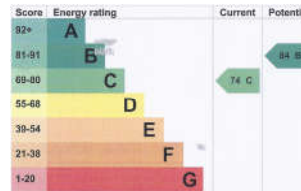
**TENURE:** it is understood that the property is Freehold. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: F

#### **PLEASE NOTE:**

1. **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.
2. **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>
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.

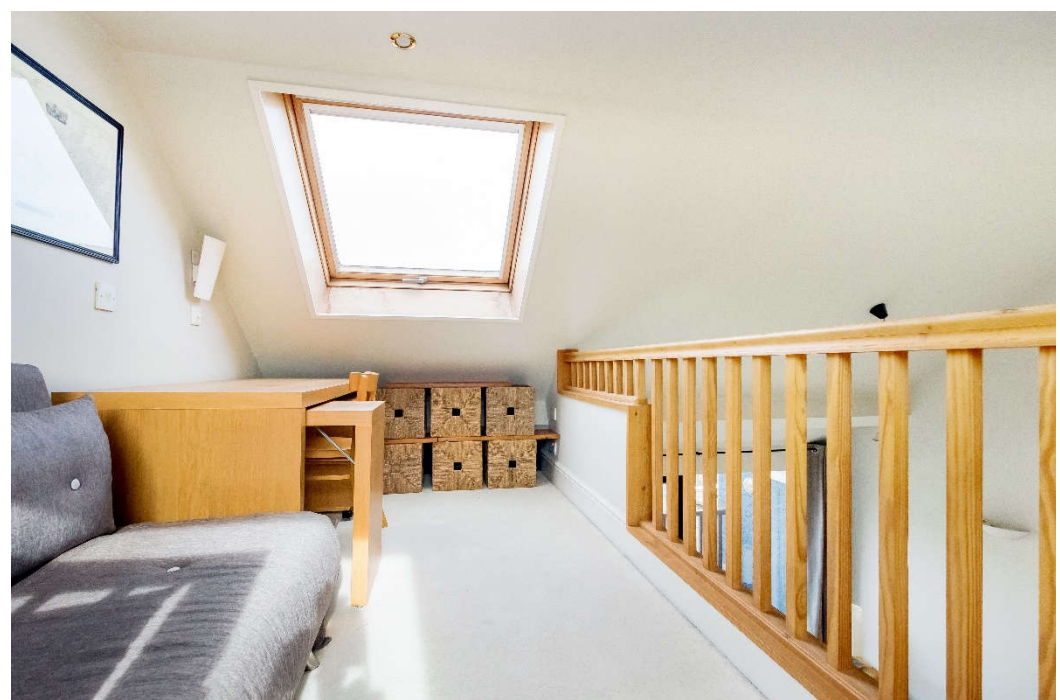
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. 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.



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











# Nova Scotia Place, Harbourside, Bristol BS1 6XJ

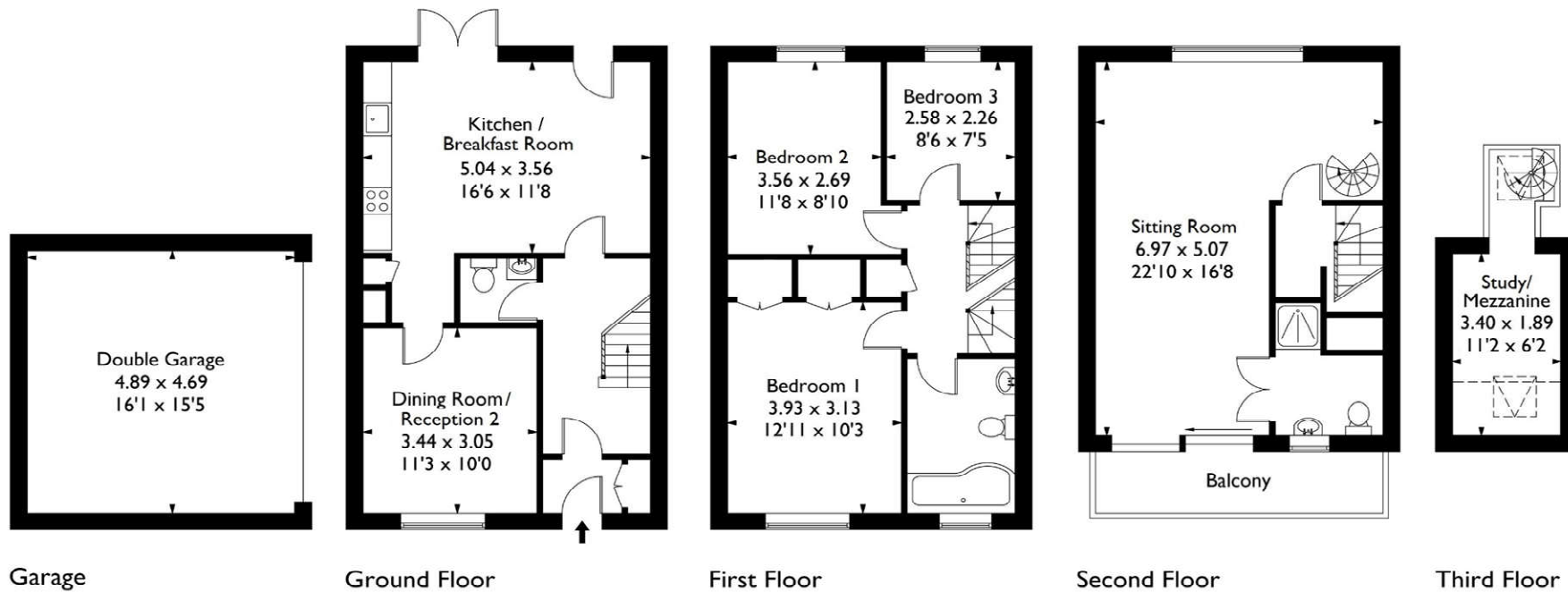
Approximate Gross Internal Area 127.3 sq m / 1369.3 sq ft

Garage Area 22.9 sq m / 246.9 sq ft

Total Area 150.2 sq m / 1616.2 sq ft



 = Reduced headroom below 1.5m / 5'0"



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.