



33 Devonshire Road, Westbury Park

Guide Price £850,000

RICHARD
HARDING

33 Devonshire Road, Westbury Park

Bristol, Bristol, BS6 7NG

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A spacious and well-presented, 5 double bedroom, 2 bath/shower room Edwardian period family home (with garaging) situated on a popular and peaceful road in the heart of Westbury Park, having an interconnecting bay-fronted kitchen/breakfast/living room and separate dining room. Located within just 250 metres of Westbury Park Primary School and within 750 metres of Redland Green Secondary School.

Extensive family living space arranged over three floors with period features and a wonderful atmosphere and character.

Hugely prized family neighbourhood, so convenient and easy for good nearby schools, local shops in Coldharbour, North View and Henleaze Road together with Waitrose, the Orpheus cinema, library, the glorious Downs and Whiteladies Road. Westbury Park Primary School is just a few hundred yards away, and only a little further afield across the open spaces of Redland Green lies Redland Green Secondary School.

Good sized kitchen/breakfast room with wide wall opening through to bay-fronted living room.

Ground Floor: entrance vestibule, reception hall, interconnected bay-fronted kitchen/breakfast/living room, dining room, pantry, shower room.

First Floor: split level landing, 3 double bedrooms, family bath/shower room.

Second Floor: landing, 2 further double bedrooms (5 in total).

Outside: front courtyard, rear town garden, large garage with remote electronically operated door (17ft x 14ft).

A generous sized, circa 1,850 sq.ft., family house on a much sought after quiet road in Westbury Park with the rare advantage of garaging.





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		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

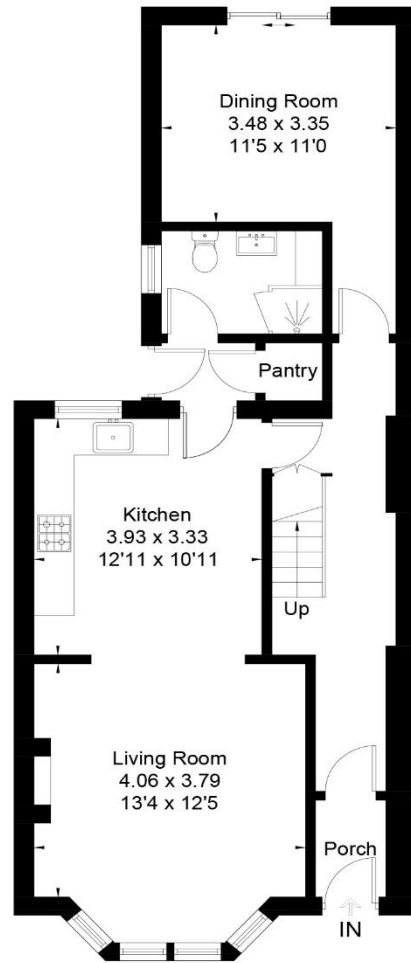
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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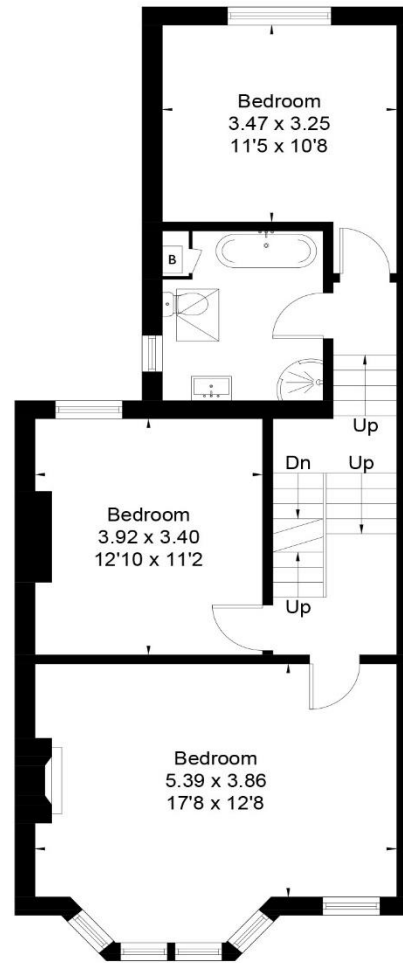
Approximate Floor Area = 170.9 sq m / 1839 sq ft

Garage = 23.4 sq m / 252 sq ft

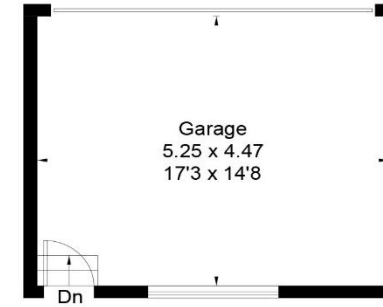
Total = 194.3 sq m / 2091 sq ft



Ground Floor

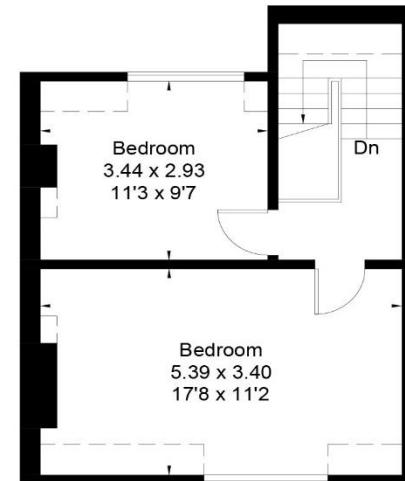


First Floor



(Not Shown In Actual Location / Orientation)

= Reduced head height below 1.5m



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63385