



31 Wesley Place, Clifton  
Guide Price £575,000

RICHARD  
HARDING



# 31 Wesley Place,

Clifton, Bristol, BS8 2YD

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Enjoying a privileged position literally on the doorstep of the Downs in Clifton. An attractive, recently renovated and light filled, 3 bedroom, bay fronted Georgian period townhouse arranged over three levels with south-west facing terrace and far-reaching views.

## Key Features

- Since taking ownership our vendor clients have undertaken a substantial restoration of this beautiful and unique property located in 'Old Clifton'. The property exudes period charm with many characterful features retained. Of note externally there is a Bath stone portico and wide bay window.
- The property is conveniently located 'just over the road' from the Downs which offers 400 acres of recreational space. Blackboy Hill/Whiteladies Road with its vast array of shops and restaurants is just a short stroll away as is the picturesque Clifton Village. There is a nearby local train station at Clifton Down offering convenient access to Bristol Temple Meads.
- **Ground Floor:** entrance hall, double bedroom, family bathroom.
- **Lower Ground Floor:** sitting/dining room, separate kitchen.
- **First Floor:** landing, two further double bedrooms.
- **Outside:** south-west facing rear terrace.
- **Situated within the Clifton East Residents Parking Scheme.**





## GROUND FLOOR

**APPROACH:** from the pavement, an impressive Bath stone portico with lantern light. Wood panelled front door with brass door furniture and fanlight, opening to:-

**ENTRANCE HALL:** inlaid entrance mat, engineered oak flooring, mould skirting, simple moulded corning, two ceiling light points. Staircases ascending and descending to the lower ground floor and first floor levels. Stripped pine four panelled doors with moulded architraves and brass door furniture, opening to:-

**BEDROOM 1:** (18'1" x 12'7") (5.52m x 3.83m) a dual aspect room with bay window to the front elevation comprising three multi-paned sash windows with plantation style shutters and a further double glazed multi-paned window to the rear elevation with rooftop views. Moulded skirtings, simple moulded corning, ornate ceiling rose with light point, radiator.

**BATHROOM/WC:** (8'10" x 7'6") (2.69m x 2.29m) part opaque double glazed multi-paned sash window to the rear elevation with rooftop views. Roll top bath on ball and claw feet with shower screen, mixer tap, built in shower unit, hand held shower attachment and an overhead circular waterfall style shower. Low level flush wc. Wash hand basin with mixer tap. Victorian style radiator and heated towel rail, mosaic effect tiled flooring, bevel edged wall tiling, inset ceiling downlights, extractor fan. **Airing Cupboard** with space and plumbing for washing machine plus shelving over.

## LOWER GROUND FLOOR

**INNER HALL:** access to under pavement storage area with ceiling light point and fuse boxes etc. Engineered oak flooring, radiator, wall light point. Open walkway through to:-

**KITCHEN:** (8'6" x 6'9") (2.59m x 2.06m) a stylish shaker style kitchen with base and eye level units combining drawers and cabinets, roll edged marble effect worktops with matching upstands, wash hand basin with draining board to side and swan neck mixer tap over, double glazed casement window to the rear elevation, a continuation of the engineered oak flooring, inset ceiling downlights, extractor fan. Integral appliances including electric oven, 4 ring gas hob with extractor, slimline dishwasher and fridge.

**SITTING ROOM:** (19'0" x 15'4" max measurements into bay window) (5.78m x 4.68m) three raised height stained glass windows to the front elevation, multi-paned door with side panels overlooking and opening externally onto rear terrace. Chimney breast with inset wood effect gas stove and wooden mantle piece over, engineered oak flooring, window seat with built in storage, two radiators, five wall light points, exposed beams. Door opening to:-

**REAR TERRACE:** (20'5" x 4'5") (6.22m x 1.35m) wrought iron balustrade, raised borders with established climbing plants, external wall light, ample space for table and chairs.

## FIRST FLOOR

**PART GALLERIED LANDING:** part galleried over the stairwell with handrail and ornately carved spindles, ceiling light point, moulded skirtings. Useful storage cupboard with slatted shelving. Stripped pine four panelled doors with brass door furniture, opening to:-

**BEDROOM 2:** (13'4" x 11'1") (4.06m x 3.38m) dual aspect with multi-paned sash windows to both the front and rear elevations (the rear window being double glazed and enjoying far reaching rooftop views towards Dundry in the distance), original built in wardrobe with shelving, moulded skirtings, simple moulded corning, radiator, ceiling light point.

**BEDROOM 3:** (9'7" x 6'8") (2.91m x 2.04m) multi-paned double glazed sash window to the rear elevation with far reaching rooftop views towards Dundry in the distance, moulded skirtings, radiator, ceiling light point.

## 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 leasehold for the remainder of a 2000 year lease from 24 June 1826. This information should be checked with your legal adviser.

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

**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		90 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

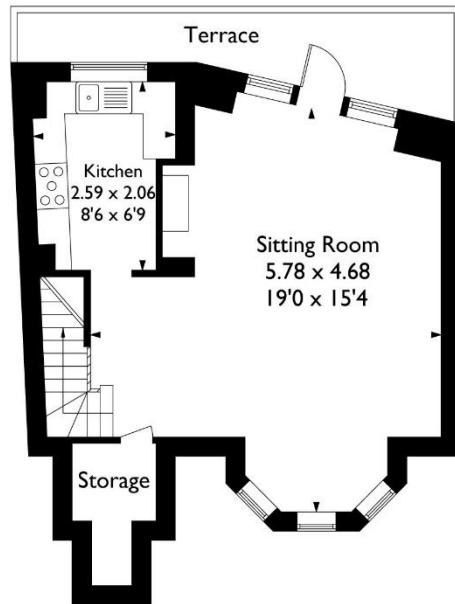
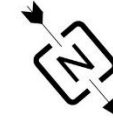
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



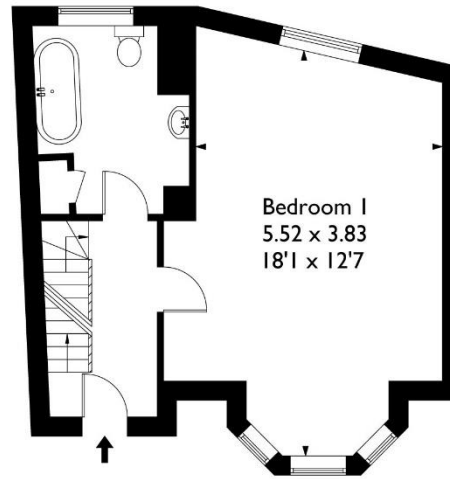


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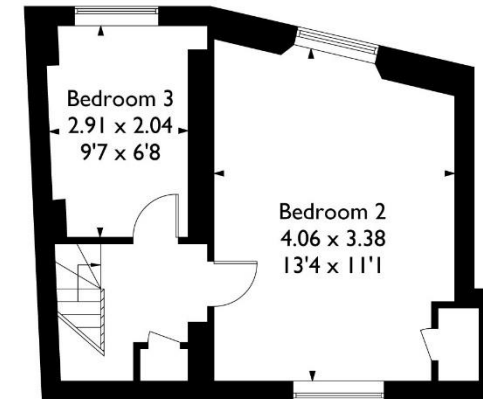
Approximate Gross Internal Area 83.0 sq m / 893.8 sq ft



Lower Ground Floor



Ground Floor



First Floor

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.