



30 Fenton Road, Bishopston

Guide Price £885,000

RICHARD
HARDING



30 Fenton Road, Bishopston, Bristol, BS7 8ND

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A hidden gem – a superb 4 bedroom (plus study), 3 reception room semi-detached family home tucked away on a peaceful cul-de-sac. Enjoying a truly magnificent 55ft x 45ft rear garden, off road parking and a storage garage.

Key Features

- Located at the top of a peaceful cul-de-sac and neighbouring local allotments, giving it a real sense of peace and tranquility, yet offering the convenience of being just a short level stroll from the wide range of independent shops, eateries and bus connections of Gloucester Road. Bishop Road Primary School is also very close by, and the property is within a 1km of Redland Green School.
- Widening plot providing the two storey accommodation with a sense of lateral space and an incredibly broad good sized rear garden.
- A great family home with versatile accommodation in a popular and peaceful setting.

GROUND FLOOR

APPROACH: via a block paved driveway providing off road parking for at least one car. The driveway leads to an attractive covered entrance and main front door to the house.

ENTRANCE HALLWAY: (11'7" x 7'0") (3.53m x 2.13m) a welcoming central entrance hallway with staircase rising to the first floor landing, parquet style flooring, radiator, wall mounted control for central heating and doors leading off to the sitting room, reception 2/snug, ground floor shower room/wc and the kitchen/breakfast room. Further door accesses the garage.

SITTING ROOM: (rear) (21'4" max into chimney recess x 10'10") (6.51m x 3.31m) an incredibly good sized sitting room with high ceilings, ceiling coving, feature fireplace with wood burning stove, stone surround and mantle, double glazed window to rear and central sliding double glazed doors providing seamless access onto the large rear garden, wood flooring and radiators.





RECEPTION 2/SNUG: (front) (11'3" x 10'8") (3.42m x 3.26m) a useful second reception room, currently used as a home work space, but would work equally well as a cosy sitting room or child's playroom. Double glazed windows to front, wood laminated flooring and a radiator.

KITCHEN/BREAKFAST ROOM: (18'6" x 11'9") (5.63m x 3.59m) a good sized sociable kitchen with a range of built in John Lewis of Hungerford kitchen units with composite worktop over and integrated appliances including a double eye level Bosch oven and Neff 4 ring gas hob. There are further plumbing and appliance spaces for dishwasher, washing machine and fridge, as well as space for a breakfast table and chairs, double glazed windows to rear, inset spotlights, part glazed door to side, accessing the decked area of the rear garden and wide wall opening connecting through to:

RECEPTION 3/ GARDEN ROOM: (18'0" x approx 13'0" max, narrowing to 6'0") (5.49m x 3.96m/1.83m) a good sized dining or garden sitting room, accessed directly from the kitchen with inset spotlights, double glazed window to rear, radiator and double glazed double doors leading out onto the rear garden.

GROUND FLOOR SHOWER ROOM/WC: a small shower area, low level wc, wash basin and radiator.

FIRST FLOOR

LANDING: a split landing with doors off to 4 bedrooms plus a study/single bedroom, a large family bathroom and a loft hatch accessing a generous roof storage space.

BEDROOM 1: (11'9" x 11'1") (3.58m x 3.38m) a double bedroom with ceiling coving, radiator, double glazed window to rear, overlooking the rear garden, door accessing an en-suite shower room/wc and double glazed double doors accessing a roof terrace with wonderful views over the neighbouring allotments.

En Suite Shower Room/wc: (7'2" x 6'4") (2.18m x 1.93m) a white suite comprising a shower enclosure with system fed shower, low level wc, pedestal wash basin, heated towel rail, inset spotlights and double glazed windows to rear and side.

BEDROOM 2: (13'10" max into chimney recess x 10'10") (4.22m x 3.31m) a double bedroom with radiator, built in recessed storage cupboard and double glazed windows to rear, overlooking rear and neighbouring gardens.

BEDROOM 3: (11'9" max x 10'8") (3.59m x 3.26m) a double bedroom with radiator and double glazed windows to rear, overlooking the neighbouring allotments.

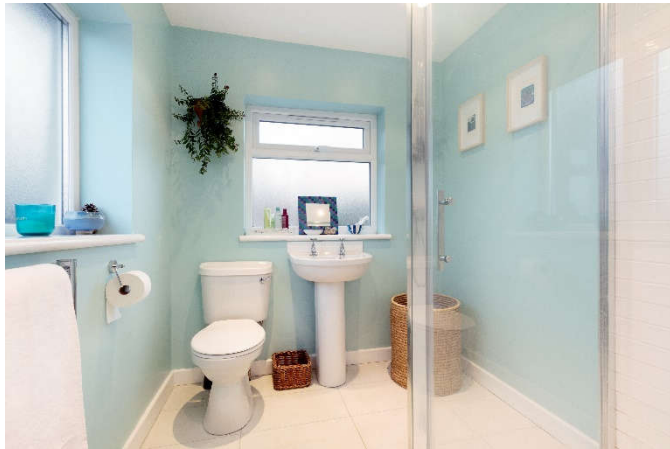
BEDROOM 4: (11'8" max x 10'7") (3.56m x 3.23m) a double bedroom with dual aspect double glazed windows to front and side overlooking the neighbouring allotments and a radiator.

STUDY/OCCASIONAL BEDROOM 5: (8'0" x 6'2") (2.44m x 1.87m) perfect home office or nursery with double glazed windows to front, radiator and recessed **Airing Cupboard** with built in shelving.

FAMILY BATHROOM/WC: (11'0" x 7'0") (3.35m x 2.13m) a good sized family bathroom with a white suite comprising of panelled bath, shower enclosure, low level wc and pedestal wash basin, part tiled walls, tiled floor, heated towel rail and a radiator.

OUTSIDE

FRONT GARDEN & OFF ROAD PARKING: the property enjoys a wide frontage with off road parking for at least one car leading to the covered entrance to the property and roller shutter door accessing the storage garage.



GARAGE: (19'0" x 10'7") (5.80m x 3.24m) roller shutter door accesses a single garage with an irregular shape, currently used for storage and providing a usual space.

REAR GARDEN: (circa 55ft in depth x 45ft widening to 67ft) (16.76m x 13.72m/20.42m) an incredibly good sized broad rear garden of a scale rarely seen in this area with large central lawned section, rich flower borders containing various plants, shrubs and trees, garden shed, composite decked seating area closest to the property with paved area to the other side. The garden has an open side aspect due to the neighbouring allotments giving it an open feel.

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 999 year lease from 29 September 1925 with a ground rent payable of £3.3.0. This information should be checked with your legal adviser.

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

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 67 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.



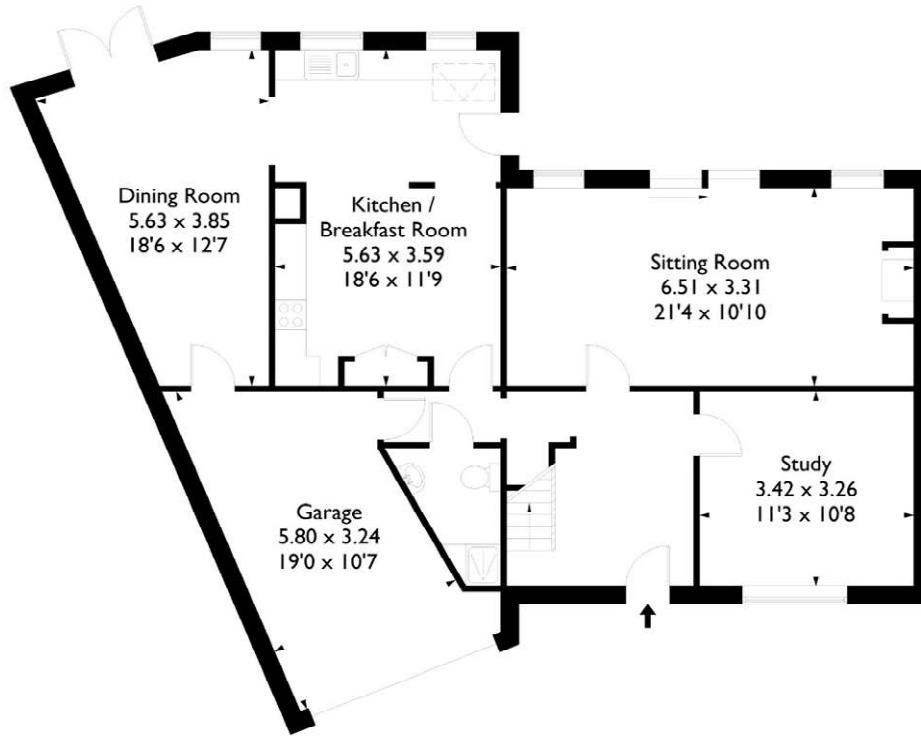


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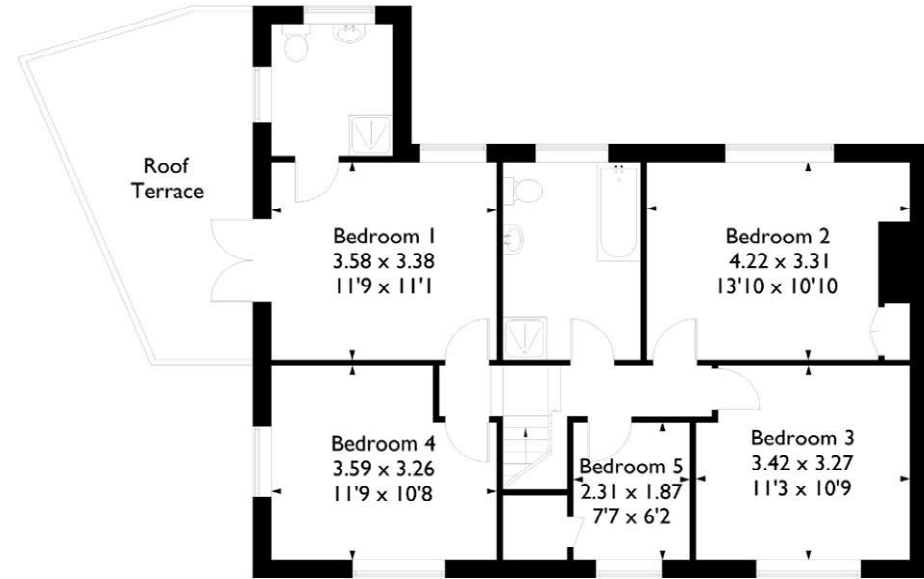
Approximate Gross Internal Area 158.70 sq m / 1708.20 sq ft

Garage Area 16.0 sq m / 172.30 sq ft

Total Area 174.70 sq m / 1880.50 sq ft



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.