



4 Seymour Avenue, Bishopston  
Guide Price £650,000

RICHARD  
HARDING



# 4 Seymour Avenue,

Bishopston, Bristol, BS7 9HJ

RICHARD  
HARDING

A stylishly presented, 4 double bedroom, 2 bath/shower room, Edwardian period family home in a favourable and popular location close to Gloucester Road. Further benefitting from two joined reception rooms, a separate well-appointed kitchen/breakfast room and easy maintenance rear garden.

## Key Features

- **Coveted location** - a popular road in a friendly neighbourhood in the heart of Bishopston with the fantastic independent shops, cafes and restaurants of Gloucester Road just a short level walk away, handy for St Andrew's Park and the Downs and within easy access to the city centre, Clifton Village, Whiteladies Road, Bristol University, main hospitals, BBC, plus other local parks at Redland Green and Cotham Gardens.
- **A lovely atmosphere** with many period features including fireplaces, ornate moulded plasterwork, exposed wooden floorboards, etc.
- **Having a recently added loft conversion** providing principal bedroom with en-suite shower room and Juliet balcony.
- **Ground Floor:** entrance vestibule, entrance hallway, sitting room with wide wall opening through to dining area (28'0 x 11'0), cloakroom/wc, kitchen/breakfast room.
- **First Floor:** landing, 3 double bedrooms, bathroom/wc.
- **Second Floor:** landing, double bedroom with en-suite shower room and Juliet balcony (4 bedrooms in total).
- **An outstanding period residence** offering gracious accommodation, of circa 1,550 sq. ft., with so much to appreciate and savour - location, facilities, atmosphere, character and high quality contemporary additions.





## GROUND FLOOR

**APPROACH:** from the pavement, there is a dwarf stone wall with wrought iron gate opening onto a brick paved front courtyard which gives access to the front entrance. Solid six-panelled wooden door with brass door furniture and etched glass fanlight, opening to:-

**ENTRANCE VESTIBULE:** inlaid entrance mat, tall moulded skirtings, simple moulded cornicing. Multi-paned wooden door with obscure glazed overlights and side panels, opening to:-

**ENTRANCE HALLWAY:** stripped wooden flooring, tall moulded skirtings, picture rail, two ceiling light points, radiator, staircase ascending to the first floor with handrail and ornate spindles, useful understairs storage cupboard. Stripped pine panelled doors with moulded architraves, opening to:-

**SITTING & DINING ROOM: (28'3" x 11'7") (8.60m x 3.54m)** loosely divided as follows:-

**Sitting Room: (14'10" x 11'7" max measurements into bay window) (4.52m x 3.54m)** bay window to the front elevation comprising three tall double glazed sash windows with plantation style shutters. Period fireplace with decorative tiled slips, slate hearth and ornately carved wooden mantelpiece. Recesses to either side of the chimney breast, exposed wooden floorboards, tall moulded skirtings, simple moulded cornicing, ornate ceiling rose, radiator, ceiling light point. Wide wall opening through to:-

**Dining Area: (13'1" x 10'1") (3.99m x 3.07m)** double glazed double doors with overlight opening to the side return, chimney breast with recesses to either side (one with floating bookshelves), exposed wooden floorboards, tall moulded skirtings, simple moulded cornicing, ornate ceiling rose, ceiling light point, radiator.

**CLOAKROOM/WC:** low level dual flush wc, pedestal wash hand basin with mixer tap and splashback tiling, moulded skirting boards, exposed wooden floorboards, inset ceiling downlights, extractor fan.

**KITCHEN/BREAKFAST ROOM: (20'3" x 9'9") (6.18m x 2.97m)** comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets and shelving. Roll edged wooden worktop surfaces with splashback tiling and pelmet lighting, ceramic 1 ½ bowl sink with draining board to side and mixer tap over. Integral range cooker set into chimney breast with extractor hood over. Integral dishwasher, space and plumbing for washing machine and tumble dryer, space for American style fridge/freezer. Double glazed picture window overlooking the rear garden, tiled flooring, radiator, inset ceiling downlights. Double glazed window with overlight opening externally to the side return.

## FIRST FLOOR

**SPLIT LEVEL LANDING:** part galleried over the stairwell with handrail and ornately carved spindles, moulded skirtings, ceiling light point. Staircase continuing to the second floor. Stripped pine panelled doors with moulded architraves, opening to:-

**BEDROOM 1: (16'1" x 15'0" max measurements into bay window) (4.90m x 4.56m)** bay window to the front elevation comprising three double glazed sash windows with plantation style shutters plus an additional double glazed sash window also to the front elevation with plantation style shutters. Ornate cast iron fireplace with decorative tiled hearth, twin double opening wardrobes with cupboards above, moulded skirtings, picture rail, simple moulded cornicing, radiator, ceiling light point.

**BEDROOM 2: (12'10" x 10'2") (3.90m x 3.09m)** large double glazed sash window to the rear elevation, white painted ornate cast iron fireplace with recesses to either side of the chimney breast (one with double opening fitted wardrobe and cupboards above), moulded skirtings, radiator, ceiling light point.

**BEDROOM 3: (10'10" x 9'11") (3.30m x 3.03m)** double glazed sash window to the rear elevation, white painted ornate cast iron fireplace with tiled hearth, recesses to either side of the chimney breast (one with built-in double wardrobe and cupboards above), moulded skirtings, radiator, ceiling light point, wash hand basin with double opening cupboard below.

**BATHROOM/WC: (6'10" x 5'6") (2.08m x 1.68m)** panelled bath with mixer tap, shower screen plus built-in shower unit with overhead shower and handheld shower attachment. Wall mounted wash hand basin with mixer tap, low level dual flush wc with concealed cistern, heated towel rail/radiator, majority tiled walls, obscure double glazed window to the side elevation with plantation style shutters, extractor fan, ceiling light point.

## SECOND FLOOR

**LANDING:** double glazed window to the rear elevation, ceiling light point. Four-panelled door with moulded architraves, opening to:-

**BEDROOM 4: (20'5" x 12'6") (6.22m x 3.80m)** a dual aspect bedroom with Velux window to the front elevation and double glazed double doors to the rear opening out onto a Juliet balcony with far reaching rooftop views. Chimney breast with recesses to either side, inset ceiling downlights, radiator, eaves storage cupboard, moulded skirtings. Four-panelled door opening to:-

**En-Suite Shower Room/WC: (7'2" x 5'10") (2.18m x 1.78m)** walk-in style shower cubicle with built-in shower unit, handheld shower attachment and an overhead shower. Wash hand basin with hot and cold water taps with shower rail below. Low level flush wc. Tiled flooring and majority bevel edged tiled walls, heated towel rail/radiator, Velux window to the front elevation, inset ceiling downlights, extractor fan.



## OUTSIDE

**FRONT COURTYARD:** designed for ease of maintenance with space to one side for bike store.

**REAR GARDEN:** enclosed on three sides by brick walling. The side return is accessed internally via the dining area and kitchen/breakfast room. The main section of garden is level and principally laid with artificial grass which features a pergola to one corner with ample space for table and chairs on brick patio, railway sleeper to one side featuring an array of mature shrubs, useful garden 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 with a perpetual yearly rent charge of £3.5s.0d p.a. 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		
69-80	C		78   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

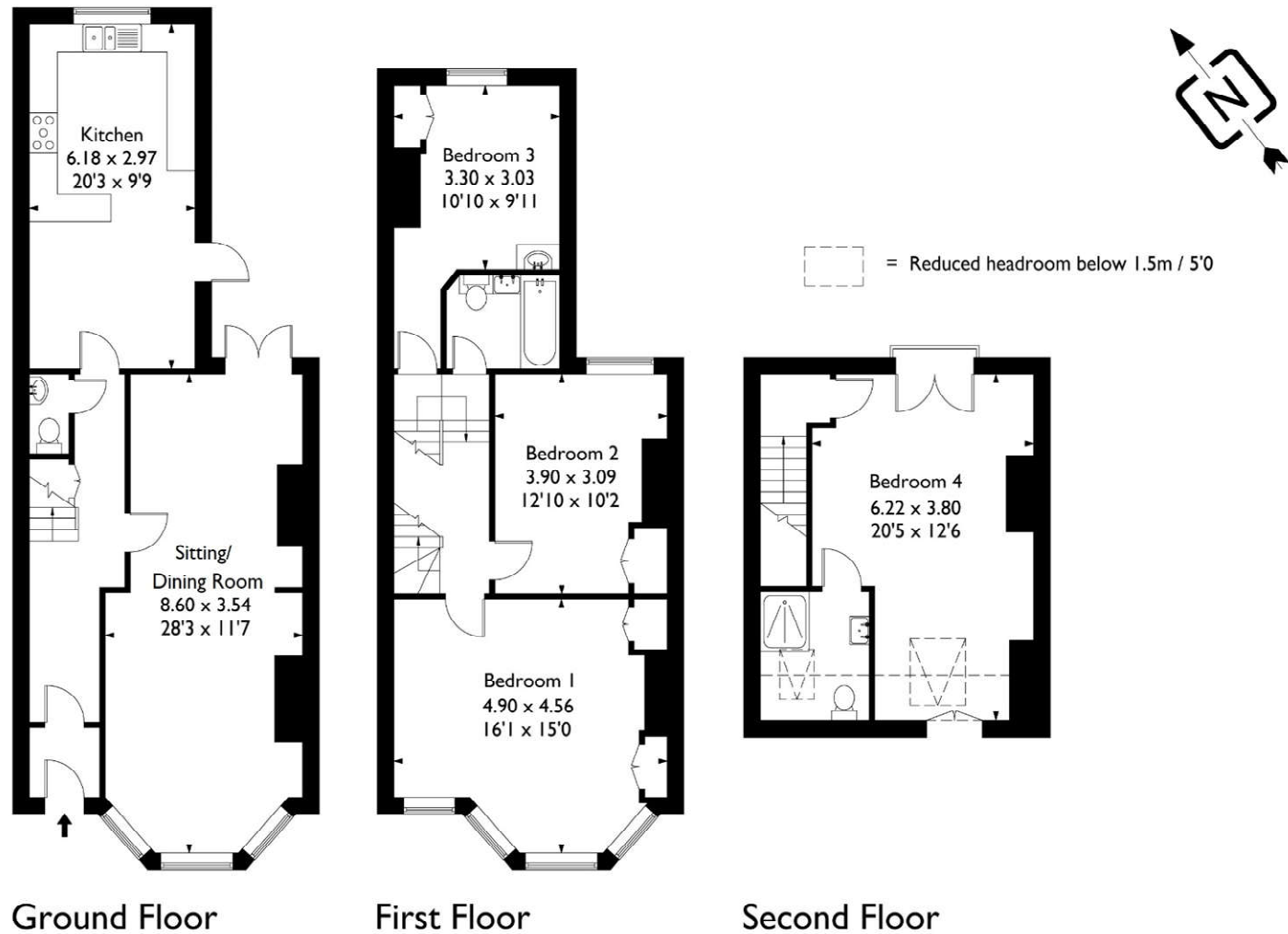
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





# Seymour Avenue, Bishopston, Bristol, BS7 9HJ

Approximate Gross Internal Area 143.90 sq m / 1549.30 sq ft



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.