



29 Cheriton Place, Westbury-On-Trym

Guide Price: £595,000

**RICHARD
HARDING**



29 Cheriton Place,

Westbury-On-Trym, Bristol, BS9 4AW

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A stunning comprehensively refurbished 3 double bedroom, 2 reception room mid-terraced Victorian house on the Henleaze/Westbury-on-Trym borders. Arranged over two storeys with a westerly facing rear garden accessed via an incredible open plan kitchen/dining space.

Key Features

- **An exceptionally finished property refurbished to the highest of standards over the last three years by the present owners.**
- **Engineered herringbone wood flooring throughout the ground floor with three interconnected rooms which give the option for open plan living.**
- **Bi-folding doors open onto a landscaped westerly facing rear garden from an impressive extension with atrium roof.**
- **Gas fired central heating, double glazed windows throughout and an abundance of natural light.**





GROUND FLOOR

APPROACH: the property is approached from the pavement with near level access along a chequerboard tiled pathway up to four-panelled wooden door with window above, into:-

ENTRANCE HALLWAY: wooden engineered herringbone flooring which continues throughout the entire ground floor, radiator, head height meter cupboard with metal enclosed electric consumer unit. Doors to front reception room and kitchen. Straight staircase rising to first floor landing straight ahead.

DINING ROOM: (13'5" x 12'8") (4.10m x 3.87m) can be made open plan with adjacent kitchen but described separately. Shallow angled front window bay with upvc double glazed windows to front elevation overlooking street scene, wooden flooring continues, alcove in place of former fireplace with recesses either side of chimney breast, radiator on opposing wall. Glazed multi-paned wooden sliding doors which separate the sitting room from the kitchen but can be opened to create open plan living, open into-

KITCHEN: (12'8" x 11'6") (3.87m x 11'6") open plan with adjacent living room but described separately. Fully fitted kitchen with central island with rounded edge quartzite stone worktops, inset drainer with enamel sink and swan neck mixer tap. Integrated Miele dishwasher and Bosch washer dryer. The main section of kitchen comprises of matching worktops, 5 ring Bosch range style hob with Bosch double oven to side, extractor hood with lighting. Integrated fridge/freezer. Eye and floor level kitchen units.

SITTING ROOM: (14'2" x 13'8") (4.33m x 4.16m) completely open plan with adjacent kitchen but described separately. Brushed aluminium bi-folding doors open onto south-westerly facing rear garden with further natural light from atrium roof. Wooden flooring continues, radiator.

CLOAKROOM/WC: ground floor cloakroom with close coupled wc, wooden flooring continues, corner hand basin, ceiling mounted extractor fan and mains fed heated towel rail.

FIRST FLOOR

LANDING: landing area serving all rooms at this level, loft access hatch.

Boiler Cupboard: cupboard housing wall mounted Worcester combi boiler (installed 2021) and storage space.

BEDROOM 1: (16'0" x 11'5") (4.87m x 3.47m) twin upvc double glazed windows to front elevation overlooking street scene with radiator below.

BEDROOM 2: (13'8" x 8'1") (4.16m x 2.46m) upvc double glazed window to rear elevation looking towards garden with radiator below.

BEDROOM 3: (10'1" x 7'9") (3.07m x 2.37m) upvc double glazed window to rear elevation overlooking garden with radiator below.

BATHROOM/WC: natural light from upvc double glazed skylight, walk-in shower/wet room area with tessellated tiled flooring and shower screen, opens to double ended bath with mixer tap, recessed alcove for toiletries, ceiling mounted extractor fan, fully ceramic tiled walls, close coupled wc, bowl hand basin with mixer tap set onto stone worktop with units below and mains fed heated towel rail.

OUTSIDE

FRONT COURTYARD: a small front courtyard set below brick wall provides storage for bins and houses BT Openreach service point and gas meter.

REAR GARDEN: (approx. 29'6" x 16'5") (9.00m x 5.00m) accessed from the living room, a westerly facing rear garden providing a fully level landscaped garden predominantly laid to a central lawn with stone tiled pathway leading to one side with raised beds in a U shape below stone brick and trellised fenced borders, outside lighting, outside water supply, a small timber shed and a fine selection of small shrubs, roses and trees.





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: C

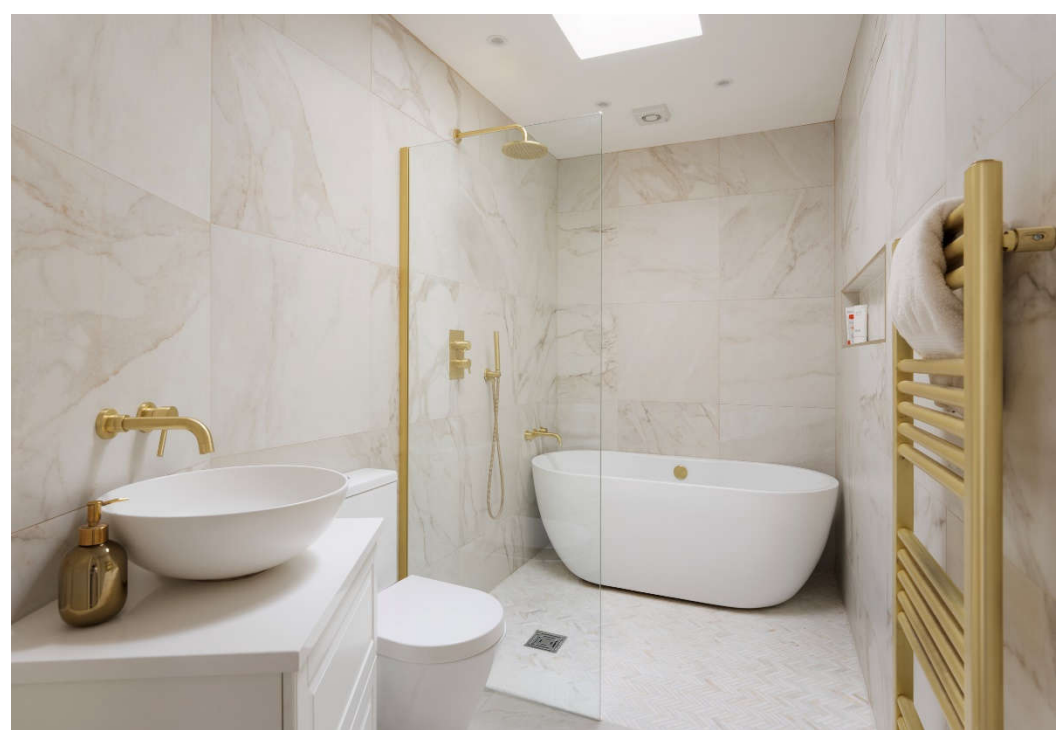
PLEASE NOTE:

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		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

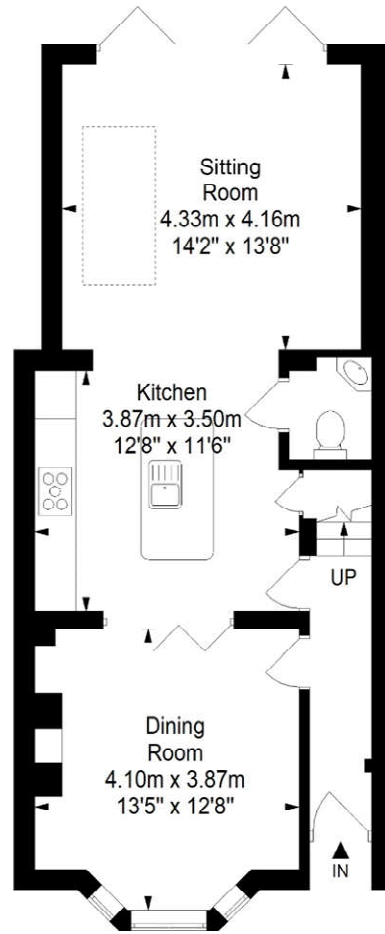
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



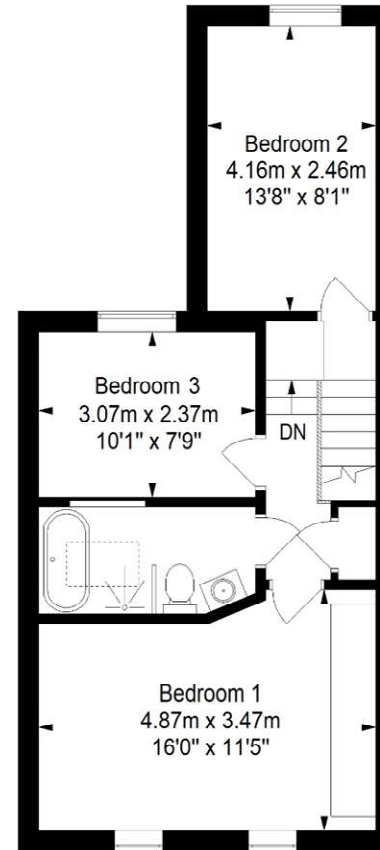


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Approximate Gross Internal Area = 102.5 sq m/ 1103.3 sq ft



Ground Floor



First Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print