



6 Beverley Gardens, Westbury-on-Trym
Guide Price Range £500,000 - £525,000

RICHARD
HARDING

6 Beverley Gardens,

Westbury-on-Trym, Bristol, BS9 3PR

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A detached four double bedroom, two reception room house, with long front and rear gardens, conservatory and a detached garage. Arranged over two storeys with bathroom and further cloakroom and offered with no onward chain.

Key Features

- An excellent detached, two storey family house with a balanced layout.
- Gas fired central heating and fully double glazed throughout.
- Long driveway and detached single garage provides ample parking.
- Peaceful location on a quiet no-through road.
- No onward chain making a prompt move possible.

GROUND FLOOR

APPROACH: from the driveway, there is a double glazed sliding side door that leads into:-

ENTRANCE HALLWAY: rounded archway opens to a central hall with straight staircase ahead rising to first floor. Radiator and dimmer switch lighting. Understairs storage cupboard housing electric consumer unit, meters for electrics and gas, lighting.

SITTING ROOM: (20'8" x 12'3") (6.31m x 3.73m) long series of double glazed windows to the front elevation provides a bright vista with direct views over the front garden. Twin radiators, dimmer switch lighting and marble fireplace with gas fire.

UTILITY/CLOAKROOM: obscure double glazed window to side elevation, close coupled wc, wall hung hand basin with mixer tap, roll edged worksurface with space for two undercounter appliances (washing machine etc.), tiled walls and vinyl flooring.

KITCHEN/DINING ROOM: (20'9" x 10'8") (6.33m x 3.24m) an open plan kitchen/dining room, measured as one but described separately as follows:-

Kitchen: double glazed window to rear elevation looking into conservatory and towards the garden. Fully fitted kitchen with square edged quartz worktops, partially tiled walls and splashback. Integrated stainless steel sink with mixer tap and drainer beside. Eye and base level kitchen units and drawers. Integrated appliances include Bosch double electric oven and 4 ring electric hob, Neff slimline dishwasher. Space for free standing fridge/freezer. Shallow pantry cupboard, wall hung Worcester boiler, vinyl flooring. Rounded archway opens to:-

Dining Room: radiator. Double glazed double doors opening to:

CONSERVATORY: (19'8" x 10'6") (6.00m x 3.21m) double glazed with three entry points, tiled floor, electric points and radiator. Opens out to rear garden.

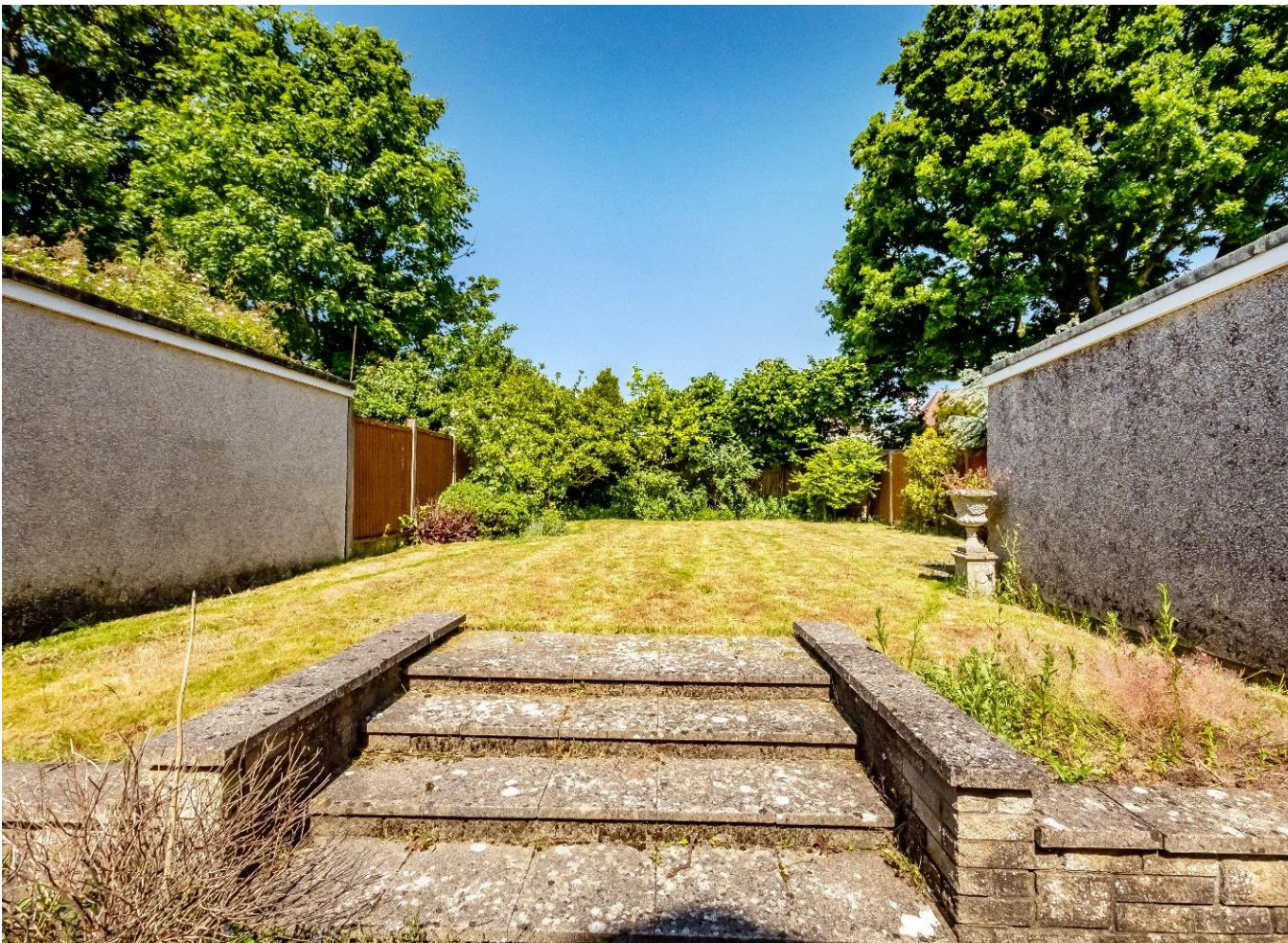
FIRST FLOOR

LANDING: C-shaped landing with obscured double glazed window to side elevation allowing plenty of natural light. Wide loft hatch with access to a partially boarded shallow pitched roof space with crouched standing space and lighting. Doors radiate to all rooms.

BEDROOM 1: (12'3" x 12'0") (3.74m x 3.65m) double glazed window to the front elevation with pleasant far reaching views and radiator below. Built-in cabinets either side of bed alcove. Extensive built-in wardrobes with fully mirrored doors along the external wall.

BEDROOM 2: (11'3" x 11'1") (3.42m x 3.38m) double glazed window to rear elevation overlooking the rear garden. Radiator, built-in cabinets around the central window seat and further built-in storage around the bed alcove.





BEDROOM 3: (12'4" x 8'4") (3.77m x 2.55m) double glazed window to front elevation with pleasant views. Radiator, built-in wardrobes and cabinet.

BEDROOM 4: (11'8" x 9'3") (3.56m x 2.81m) double glazed window to rear elevation with cabinet below. Radiator and built-in wardrobes on opposing wall, one of which houses the hot water cylinder.

BATHROOM/WC: obscure double glazed window to side elevation, walk-in shower cubicle with low level shower tray, mains fed shower, pedestal wash handbasin, close coupled wc, mains fed heated towel rail, corner medicine cabinet, fully tiled walls.

OUTSIDE

PARKING: a very long tarmacadam driveway with parking for at least 4 cars in tandem, extends along the side of the house, up to the:-

GARAGE: (17'2" x 8'7") (5.22m x 2.67m) detached single garage of brick construction with flat roof, standard up and over door, double pedestrian doors to rear. Concrete floor with power and lighting.

FRONT GARDEN: generous square shaped front lawn, highly usable with south easterly orientation and being situated on a no-through road. Low brick wall to front and a small raised bed to one side.

REAR GARDEN: accessed from the driveway or conservatory, a patio area lies closest to the house with central shallow stairs up to the long north westerly facing lawn with two areas set aside for small trees. A further patio area can be found behind the garage and is bordered on three sides with timber panelled fencing.

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 possessory title). This information should be checked with your legal adviser.

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

PLEASE NOTE:

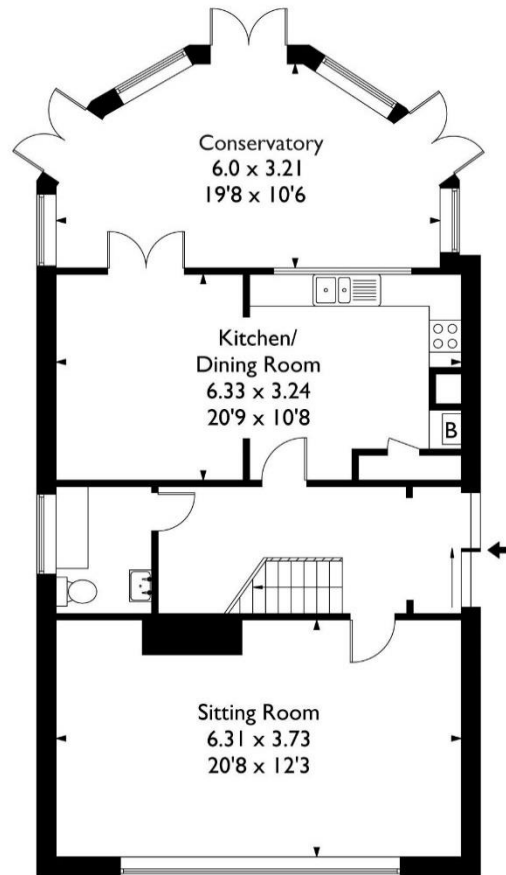
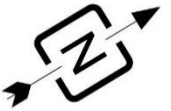
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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.

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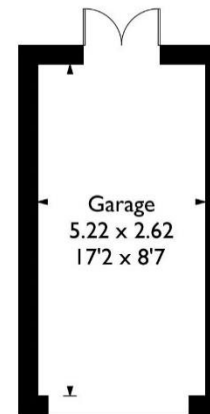
Approximate Gross Internal Area 132.70 sq m / 1428.20 sq ft

Garage Area 13.70 sq m / 147.20 sq ft

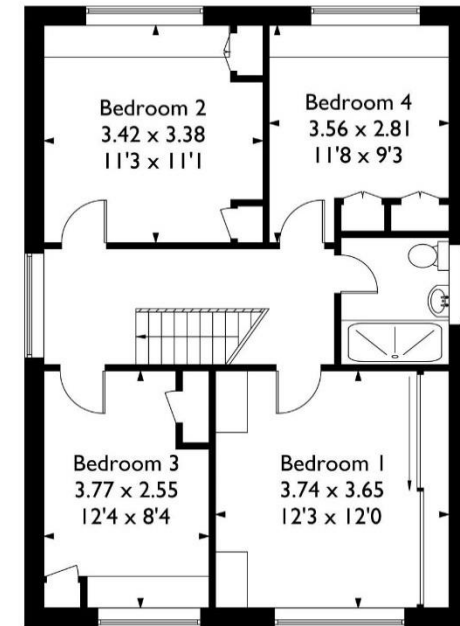
Total Area 146.40 sq m / 1575.40 sq ft



Ground Floor



Garage



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 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.

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.