



14 St Helena Road, Westbury Park  
Guide Price £895,000

RICHARD  
HARDING







# 14 St Helena Road,

Westbury Park, Bristol, BS6 7NR

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**A most attractive and inviting 5 double bedroom (1 with en-suite) Victorian terraced home situated in a peaceful cul-de-sac. Enjoying a level south-westerly facing rear garden and close proximity to Durdham Downs and excellent schools.**

## Key Features

- **Situated on a sought after cul-de-sac in the friendly community of Westbury Park and within a short level stroll of the Downs, bus connections and excellent local shops, cafes, the Orpheus Cinema, the local library and Waitrose supermarket. Westbury Park School is within just 250 metres and Redland Green School within 900 metres, making it an ideal location for families.**
- **Ground Floor:** entrance vestibule flows into an entrance hallway with understairs storage and ground floor cloakroom/wc, large through reception room (formerly two rooms) and separate kitchen/breakfast room with bi-folding doors leading onto the sunny level rear garden.
- **First Floor:** split landing, principal double bedroom with en-suite shower room/wc, two further double bedrooms and a family bath/shower room/wc.
- **Second Floor:** landing, two double bedrooms and access to a good sized loft storage space.
- **Enjoyed by the current owners for the last 15 years, this much loved family home has a modern and fresh interior, some lovely period features and a sunny garden.**







## **GROUND FLOOR**

**APPROACH:** via pathway leading through the front garden to the covered entrance and main front door to the house, door opens to:-

**ENTRANCE VESTIBULE:** high ceilings with ceiling coving, original tessellated tiled floor, low level meter cupboard housing gas meter, original stained glass door leading through to:-

**ENTRANCE HALLWAY:** high ceilings with ceiling coving, staircase rising to first floor landing, original exposed stripped floorboards, radiator, high level meter cupboard. Part glazed doors leading off to the through lounge/dining room and kitchen/breakfast room. Understairs storage cupboard and cloakroom/wc.

**THROUGH LOUNGE/DINING ROOM: (27'7" x 14'9") (8.42m x 4.49m)** originally two reception rooms the space has been opened up to provide a lovely light large reception room with bay window to front comprising four original sash windows. Attractive fireplace with inset tiles, period surround and slate hearth. Built-in cupboards to chimney recesses, exposed stripped floorboards, glazed French doors to rear provide a seamless access out onto the rear garden, radiators, high ceilings with ceiling cornicing.

**KITCHEN/BREAKFAST ROOM: (18'6" x 11'11") (5.65m x 3.62m)** a good sized sociable family kitchen/dining space with timber bi-folding doors providing a seamless access out onto the south-westerly facing rear garden. Modern fitted kitchen comprising base level cupboards and drawers with a quartz worktop over and inset sink and drainer unit with swan neck mixer tap over. Integrated appliances including AEG stainless steel eye level oven and combi oven, gas hob with built-in chimney hood over, fridge and separate freezer. Sash windows to side, tiled flooring, inset ceiling spotlights.

**CLOAKROOM/WC:** low level wc, pedestal wash basin, tiled floor, part tiled walls.

## **FIRST FLOOR**

**LANDING:** a split landing with doors off to bedroom 3 and the family bathroom to rear, to the front there are doors off to bedrooms 1 and 2, and staircase rising to the second floor landing.

**BEDROOM 1: (front) (19'8" x 11'5") (5.99m x 3.48m)** a large double bedroom with wide bay to front comprising original sash windows overlooking the cul-de-sac in front, period style fireplace, high ceilings with ceiling coving, contemporary upright radiator, built-in wardrobe, door accessing:-

**En Suite Shower Room/WC:** white suite comprising corner shower enclosure, low level wc, corner wash basin, heated towel rail, part tiled walls, inset spotlights and sash window to front.

**BEDROOM 2: (13'1" x 12'11") (3.99m x 3.94m)** a double bedroom with built-in wardrobe, high ceilings, ceiling coving, double glazed window to rear overlooking the rear garden and offering a pleasant view down Queen Victoria Road towards Durdham Downs in the distance.

**BEDROOM 3: (rear) (12'0" x 10'7") (3.66m x 3.22m)** a double bedroom with radiator and window to rear, offering a similar outlook as bedroom 2.

**BATHROOM/WC:** white suite comprising panelled bath, corner shower enclosure, wall mounted wash basin, low level wc, heated towel rail, tiled walls, tiled floor and sash windows to side.

## **SECOND FLOOR**

**LANDING:** plenty of natural light provided by a Velux skylight window above the landing and stairwell. Doors off to bedrooms 4 and 5. Door off the half landing accessing a useful loft storage space housing gas central heating boiler.

**BEDROOM 4: (front) (16'10" x 9'9") (5.12m x 2.98m)** a double bedroom with dormer window to front offering a lovely open outlook over rooftops of Westbury Park towards the Bath hills in the distance, radiator. Door accessing a useful recessed storage cupboard.

**BEDROOM 5: (rear) (12'11" x 8'4") (3.94m x 2.55m)** a double bedroom with wide dormer to rear, offering a lovely outlook down Queen Victoria Road behind towards the trees in Durdham Downs, radiator, low level door accessing eaves storage space.





## **OUTSIDE**

**FRONT GARDEN:** low maintenance level front garden mainly laid to paving with low level period boundary walls and built-in bicycle storage shed.

**REAR GARDEN:** (approx. 19ft x 17ft plus additional side return courtyard area of 19ft x 7ft) (5.79m x 5.18m plus 5.79m x 2.13m) a level manageable south-westerly facing rear garden mainly laid to artificial lawn with paved side return courtyard, raised railway sleeper flower border containing a gorgeous mature acer and other shrubs, further paved seating area, handy gated access to a pedestrian rear access lane.

## **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: E

### **PLEASE NOTE:**

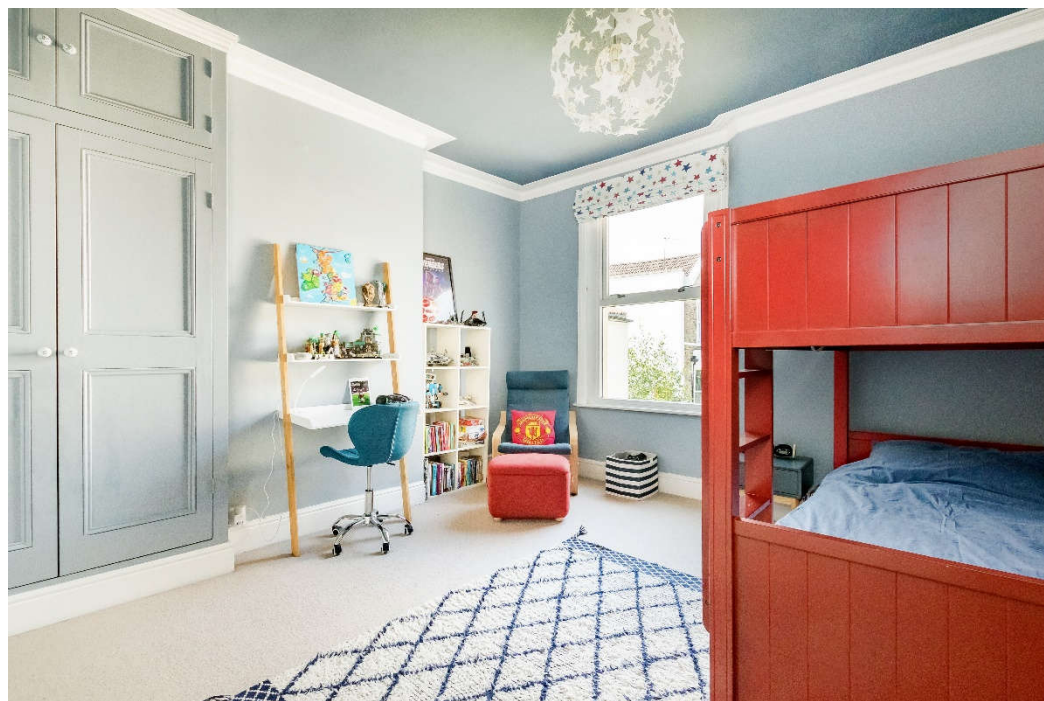
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	75 C
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.



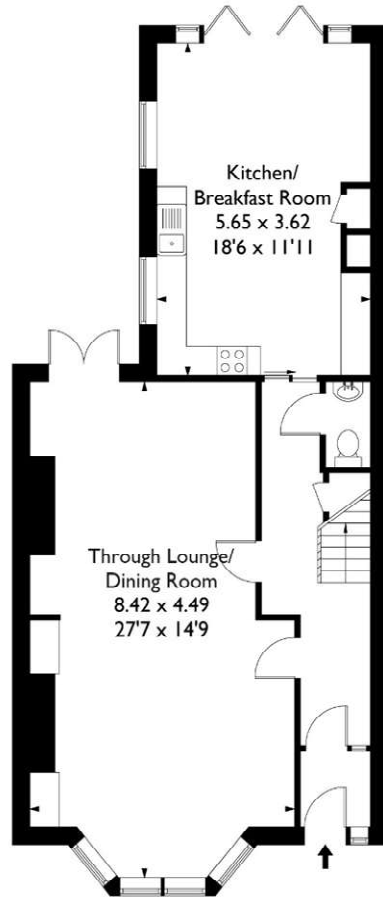




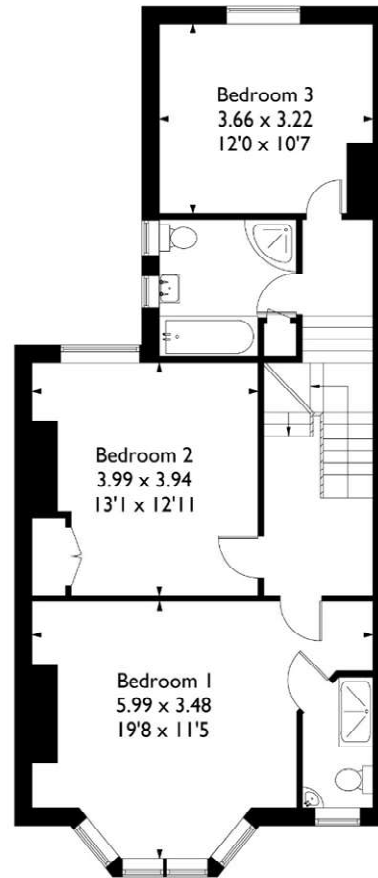


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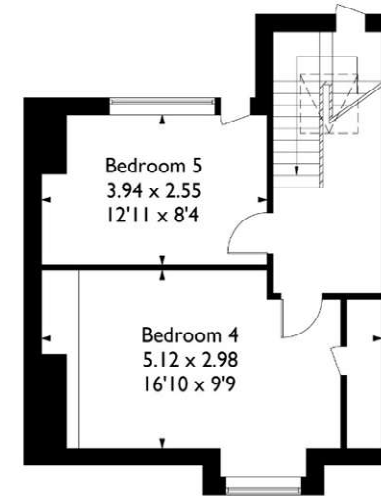
Approximate Gross Internal Area 169.80 sq m / 1827.60 sq ft



Ground Floor



First Floor



Second 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.