



First Floor Flat, Flat 3, 14 Wetherell Place

Guide Price £425,000

RICHARD  
HARDING

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Clifton, Bristol, BS8 1AR

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Commanding an elevated position on the first floor of a striking coach house conversion in a superb location nestled between Clifton Village & the Clifton Triangle, a wonderful opportunity to acquire this quirky and deceptively spacious two double bedroom apartment flooded with natural light.

## Key Features

- Exceptionally convenient location within close proximity to Whiteladies Road, Clifton Village, Clifton Triangle, Park Street and the city centre.
- Situated within the Clifton Village Residents Parking Permit Scheme.
- Finished to a high standard throughout & flooded with natural light with notably high ceilings throughout.
- Two double bedrooms with scope to add potential mezzanine levels.
- Our vendor client has already secured an onward purchase, in turn enabling a prompt move for a potential purchaser.

## ACCOMMODATION

**APPROACH:** over a level gravel driveway, up to a wooden communal door. Opening to:-

**COMMUNAL ENTRANCE HALL:** well maintained entrance hall with staircase ascend to the first floor where the private entrance to flat 3 can be found immediately in front of you. Wooden private entrance door opens to:-

**ENTRANCE HALLWAY:** laid with engineered wooden flooring, radiator, intercom entry system, ceiling light point. Doors radiate to all rooms.

**BATHROOM/WC:** white suite comprising dual flush low level wc, wall mounted hand washbasin with mixer tap, panelled bath with glass screen and wall mounted shower, inset ceiling downlights, Velux skylight, towel radiator, partially tiled walls, tiled flooring.

**BEDROOM 2:** (10'6" x 10'3") (3.19m x 3.11m) laid with fitted carpet, moulded skirting boards, radiator, Velux skylight providing plenty of natural light.

**BEDROOM 1:** (14'4" x 11'2") (4.36m x 3.40m) plenty of natural light provided by low level double glazed windows to side elevation and a Velux skylight in the beamed, vaulted ceiling. Fitted carpet, radiator, moulded skirting boards, ceiling light point.

**OPEN PLAN KITCHEN/DINING/LIVING ROOM:** (20'8" x 17'6") (6.30m x 5.33m) measured as a whole but described separately as follows:-

**Kitchen:** fitted with an array wall, base and drawer units with quartz square edged worktop over with inset stainless steel sink and drainer unit and tiled splashbacks. Integrated appliances include gas oven with 4 ring induction hob over, stainless steel splashback and extractor hood overhead, dishwasher, fridge/freezer. Engineered wooden flooring, inset ceiling downlights.





**Dining/Living Space:** engineered wooden flooring continues. Natural light provided by two low level double glazed windows, a further high level double glazed window and an additional skylight window in the beamed, vaulted ceiling. Built-in cupboards, ceiling light point, radiator.

### **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 1 January 2014. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £. This information should be checked by your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: C

**PLEASE NOTE:**

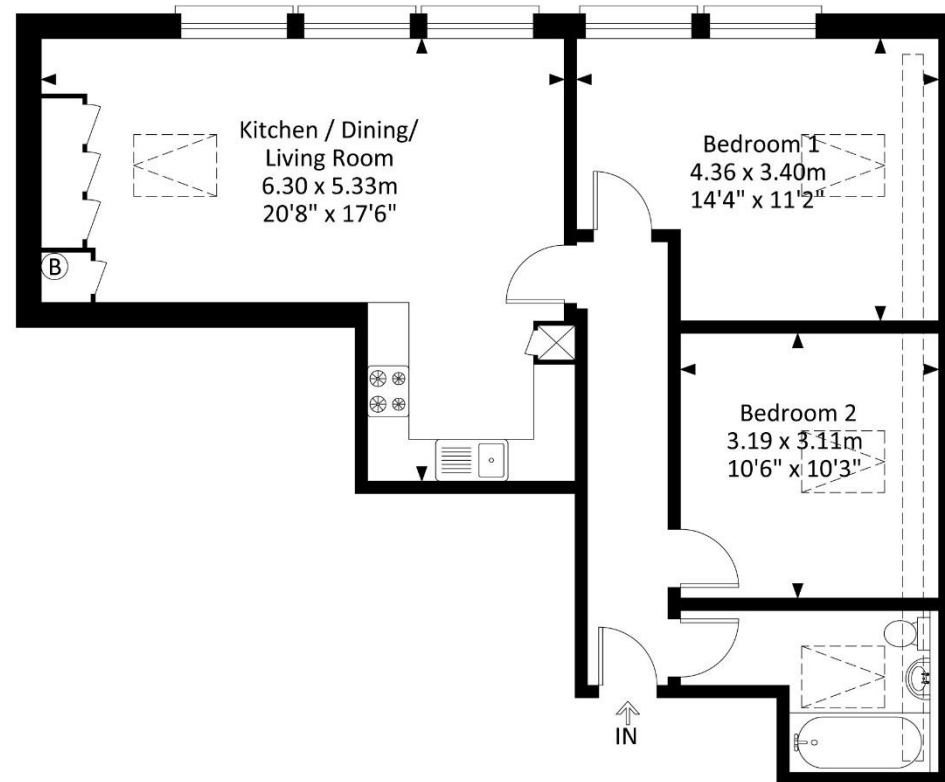
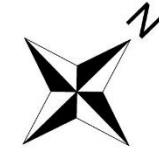
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum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



**EPC to follow** 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 = 61.46 sq m / 661.54 sq ft



First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.