



21 Woodstock Avenue, Redland

Guide Price £1,050,000

RICHARD  
HARDING



# 21 Woodstock Avenue,

Redland, Bristol, BS6 6EW

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**A comfortable 5 bedroom, 3 reception late Victorian semi-detached period family house with off street parking and town garden.**

## Key Features

- Sought after location in a popular neighbourly tree-lined road and very conveniently placed for access to Whiteladies Road, the city centre, university/hospital areas, local park (Cotham Gardens) and Redland Train Station.
- Retains numerous period features and is full of character.
- **Ground Floor:** entrance vestibule, reception hall, sitting room, family room, study, kitchen/breakfast/snug, cloakroom/wc. Access to useful cellar rooms.
- **First Floor:** landing, 5 bedrooms (1 with en-suite), bathroom/wc.
- **Outside:** off street parking within the front garden and town rear garden.
- **Sold with no onward chain so a prompt move is possible.**





## GROUND FLOOR

**APPROACH:** from the pavement find stone pillars and block paved pathway which leads up to the front entrance door to the property in the side elevation (and also leads on further to the rear garden via a wooden gate and side pathway). Solid wooden front door with glazed upper pane and side sash window, opens into:

**ENTRANCE VESTIBULE:** dado rail, ceiling cornice, high level built in cupboard housing electricity meters and fuse board, sash window, large inset floor mat and radiator, inner door and side screen both with stained glass inserts and further glazed overlights opens into:

**RECEPTION HALL:** ceiling cornice and centre rose, dado rail, staircase rises to first floor, whilst understairs door opens to steps which lead down to cellar rooms. Doors radiate from the hall to all rooms on this floor. Radiator.

**SITTING ROOM:** (front) (19'8" x 12'10") (5.99m x 3.91m) wide bay with five wooden double glazed sash windows and stained glass overlights, ceiling cornice and centre rose, period style fireplace with ornate surround, cast iron insert, granite hearth. Extensive range of bookcases to either side of the fireplace, picture rail, engineered oak wooden floorboards, radiator.

**STUDY:** (front) (15'8" x 6'4") (4.77m x 1.93m) ceiling cornice and picture rail, double glazed sash window to the front elevation, period style fireplace with surround, cast iron insert and tiled reveals, engineered oak floorboards, extensive array of bookcases and built in cabinets and desk with work surface, radiator.

**FAMILY ROOM:** (19'3" x 12'0") (5.86m x 3.66m) ceiling cornice and picture rail, bay window with three double glazed sash windows, period style fireplace with wooden surround and iron insert with tiled reveals and slate hearth, engineered oak floorboards, radiator and two steps down into the kitchen/breakfast/snug.

**KITCHEN/BREAKFAST ROOM/SNUG:** (38'11" x 9'3") (11.87m x 2.83m) lovely open plan sociable living accommodation described separately as follows:

**Kitchen/Breakfast Room:** range of base and wall mounted units with work surfaces and tiled splashbacks, plumbing for dishwasher (existing integrated dishwasher not working), 1½ bowl stainless steel sink unit with drainer and mixer tap, space for fridge/freezer, space for oven, extractor hood, Karndean flooring, radiator, upvc double glazed windows to rear elevation and matching double glazed double doors open onto the garden and additional large double glazed lantern provides a tremendous amount of natural daylight for this area as well as the end of the room where there is an obvious space for a family table.

**Snug:** space for sofa and table and useful storage cupboards and also further cupboard currently used as a location for washing machine with tumble dryer above. Radiator.

**CLOAKROOM/WC:** low level wc, wash hand bowl with tower mixer tap set on wooden corner unit with cupboard beneath.

## CELLAR ROOMS

Rudimentary storage space with a reduced ceiling height of 5'8"/1.73m divided into 2 areas:

**Main Room:** (18'5" max into bay x 11'8") (5.61m x 3.56m)

**Entrance Area:** (19'4 x 6'11" " inclusive of steps) (5.89m x 2.11m)

## FIRST FLOOR

**LANDING:** staircase rises from the reception hall via half landing with door off to bedroom 3 at lower mezzanine level, double glazed Velux skylight casting plenty of natural light into the stairwell and landing. Doors radiate off to all bedrooms and family bathroom/wc.

**BEDROOM 1:** (front) (19'8" x 13'4") (5.99m x 4.06m) ceiling cornice and picture rail, wide bay with five double glazed sash windows, pretty period fireplace with over mantle and tiled hearth, radiator, door leads to:

**En Suite Shower Room/wc:** white suite comprising low level wc with concealed cistern, wash hand basin set in cupboard storage units with tiled splashback, large shower unit with tiled surround and mains fed Mira shower with further hand held shower attachment and sliding glazed screen, ceiling downlighters and extractor fan, double glazed sash window to the side elevation, radiator, Karndean flooring.

**BEDROOM 2:** (rear) (14'0" x 12'3") (4.26m x 3.72m) ceiling cornice and picture rail, double glazed sash windows in wide bay, cast iron period fireplace, radiator.

**BEDROOM 3:** (rear) (16'0" x 9'4") (4.87m x 2.85m) located at lower level mezzanine level off the half landing: double glazed sash window to rear elevation, picture rail, good range of built in wardrobes and storage accommodation and built in bookcase, radiator.



**BEDROOM 4:** (front) (15'10" x 9'3") (4.83m x 2.83m) ceiling cornice, pretty period style fireplace, double glazed sash window to the front elevation, radiator, built in cupboards and door leads back into bedroom 1.

**BEDROOM 5:** (rear) (15'7" x 6'9") (4.76m x 2.05m) located at upper mezzanine level via door and short flight of stairs up from the main landing: pretty period fireplace with cast iron fire basket, built in wardrobes and storage accommodation, double glazed sash window to the rear elevation, built in bookcase with cupboard and desk unit and double glazed remote controlled Velux ceiling skylight, radiator. Wooden step ladder leads up to informal sleeping platform with balustrade and bookcase, access to loft storage accommodation.

**BATHROOM/WC:** (side) white suite comprising low level wc, wash hand basin set in unit with marble surface, mixer tap and cupboard beneath. Panelled bath with mains fed shower over with large drench rose and further hand held shower attachment, glazed side screen, extensive wall tiling, heated towel rail/radiator, built in cupboard housing Worcester wall mounted gas boiler and large hot water tank. Double glazed sash window to the side elevation.

## OUTSIDE

**FRONT GARDEN:** block paved off street parking space for one vehicle within the front garden and further deep raised shrub and bush bed and pathways lead to the front entrance.

**REAR GARDEN:** (overall max dimensions inclusive of single storey rear extension 37ft x 25ft wide) (11.28m x 7.62m) paved patio area and further wild garden with fence and brick boundaries, garden shed and covered seating area, outside tap. Side pathway leads through to the front of the property.

## 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: F

### 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		76 C
55-68	D	56 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.





# Woodstock Avenue, Redland, Bristol BS6 6EW

Approximate Gross Internal Area 201.0 sq m / 2163.50 sq ft

Cellar Area 32.50 sq m / 350.0 sq ft

Total Area 233.50 sq m / 2513.50 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.