



1 Downs Park East, Westbury Park
Guide Price £1,050,000

RICHARD
HARDING



1 Downs Park East,

Westbury Park, Bristol, BS6 7QF

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A most attractive and well proportioned 5 double bedroom, 2 bath/shower Edwardian end of terraced family home, located close to The Downs and further benefitting from the rare advantage of off-street parking, solar panels and a south-westerly facing sunny rear garden.

Key Features

- Situated on Downs Park East, a highly regarded road within the neighbourly community of Westbury Park, convenient for independent shops, cafes and restaurants of North View, as well as Waitrose Supermarket, bus connections and Durdham Downs. Excellent schools are also nearby, including Westbury Park Primary (within 400 metres) and Redland Green Secondary School (within 1.05km – the area of first priority).
- Superb extended ground floor accommodation, including a large side-returned family kitchen/dining space leading directly out onto the south-westerly facing rear garden. Additionally, there are 2 reception rooms, a utility room and a storage room.
- **First Floor:** primary bedroom with en-suite shower room, 2 further bedrooms and a family bathroom/wc.
- **Second Floor:** 2 further double bedrooms and a shower room/wc.
- Off-street parking to the front of the property with EV charger and level south-westerly facing lawned garden with useful gated rear access on to back lane.
- A good sized family home retaining much period character in an enviable and convenient location.





GROUND FLOOR

APPROACH: via front garden, landscaped to block paving to afford off-street parking for one family sized car. There is an EV charging point and an attractive covered entrance with the main front door to the house. This opens to:-

ENTRANCE VESTIBULE: high ceilings with ceiling coving, original flooring, coat hooks, high level fuse box and meters, part glazed period door leading to:-

ENTRANCE HALLWAY: wonderful high ceilings with ceiling coving, feature archway and original staircase rising to the first floor with bespoke understairs shoes/coats storage cupboard. Original flooring, period style radiator. Doors radiate to:-

SITTING ROOM: (17'6" x 15'11") (5.34m x 4.84m) large bay fronted sitting room with high ceilings, ceiling coving and picture rail, feature chimney recess with wood burning stove, radiator and wide bay to front comprising period windows with built-in bench seat and log store.

RECEPTION 2/FAMILY ROOM: (13'11" x 13'0") (4.23m x 3.97m) high ceilings, ceiling coving, feature chimney recess, period style radiator and wide wall opening creating a sociable connection through to the:-

KITCHEN/DINING ROOM: (20'11" x 17'7" reducing to 12'9" in dining area) (6.36m x 5.36m/3.89m) a sociable family kitchen/dining space which has been extended over the side return with large roof light lanterns providing plenty of natural light. Modern fitted kitchen with matt dark blue handleless units with grey quartz worktop over and inset 1½ bowl sink and drainer. Integrated appliances include AEG eye level ovens, induction hob with counter fitted extraction behind, wine fridge, fridge/freezer and dishwasher. Dining area has ample space for family sized dining furniture, contemporary upright radiators, bi-folding doors providing access out to the rear garden, and door leads to a useful:-

STORAGE ROOM: (10'2" x 9'2") (3.11m x 2.79m) range of base and eye level units with worktop over and inset 1½ bowl sink, wall mounted Worcester gas boiler, radiator, tiled floor, double glazed window to rear and double glazed door to side accessing the rear garden.

UTILITY ROOM/WC: low level wc, wash basin, wall mounted cabinet and appliance space for washing machine and dryer.

FIRST FLOOR

LANDING: split level landing with doors off to bedroom 1 and 2 to the front and bedroom 3 and family bathroom to the rear. Staircase continues up to the second floor landing.

BEDROOM 1: (20'10" x 15'10") (6.35m x 4.83m) high ceilings with ceiling coving, wide bay to front comprising timber framed double glazed windows with built-in plantation shutters, radiator and door to:-

En-Suite Shower Room/WC: good sized en-suite with white suite comprising walk-in shower enclosure with dual headed system fed shower, low level wc, pedestal wash basin, chrome effect heated towel rail, part tiled walls and extractor fan.

BEDROOM 2: (14'1" x 13'1") (4.29m x 3.98m) double bedroom with high ceilings, ceiling coving, picture rail, two timber framed double glazed sash windows to rear elevation, radiator.

BEDROOM 3: (13'11" x 10'2") (4.23m x 3.11m) double bedroom with double glazed sash window to rear elevation overlooking rear and neighbouring gardens, ceiling coving, wood laminated flooring and a radiator.

BATHROOM/WC: white suite comprising panelled bath, low level wc, pedestal wash basin, heated towel rail, part tiled walls, window to side and door accessing recessed airing cupboard housing hot water tank.

SECOND FLOOR

LANDING: good sized landing with Velux skylight window providing plenty of natural light through the landing and stairwell. Built-in shelving and storage cabinets, doors to bedrooms 4 and 5, and a further low level door off the lower half landing accessing a useful loft storage space.

BEDROOM 4: (15'6" x 12'10") (4.72m x 3.91m) double bedroom with period fireplace, windows (4 to front elevation, radiator.

BEDROOM 5: (14'5" x 13'7") (4.30m x 4.13m) double bedroom with period fireplace, radiator and double glazed windows to rear elevation.



BATHROOM/WC: white suite with corner shower enclosure and system fed shower, low level wc, wash hand basin with storage cabinet beneath and extractor fan.

OUTSIDE

FRONT GARDEN & PARKING: the front of the property has been tastefully landscaped to block paving to afford off-street parking for a family sized vehicle with EV charger, a rare benefit in Westbury Park houses.

REAR GARDEN: (34'0 x 24'0) (10.36m x 7.32m) a sunny south-westerly facing level rear garden mainly laid to lawn with paved seating area closest to the kitchen extension. High level boundary wall with gated access out onto a useful rear access lane, perfect for bicycle access.

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 a perpetual yearly rent charge of £8.15s.0d. 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		85 B
69-80	C	69 C	
55-68	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.





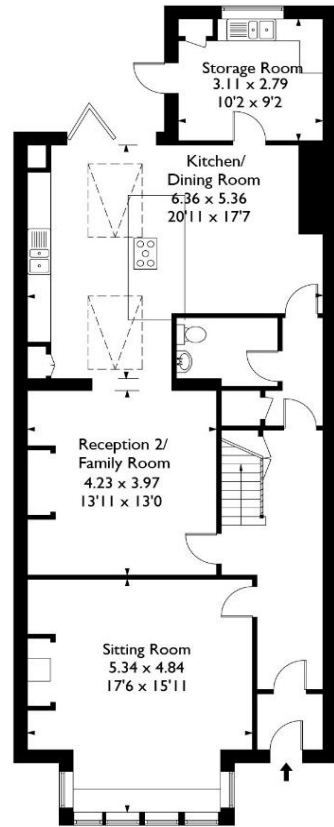
Downs Park East, Westbury Park, Bristol BS6 7QF

Approximate Gross Internal Area 231.7 sq m / 2494.3 sq ft

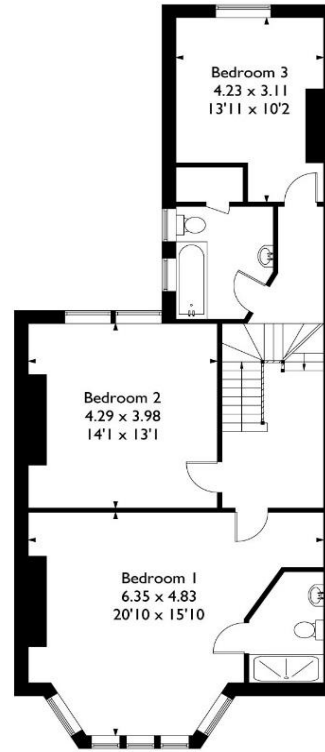
(Excludes Loft Storage)



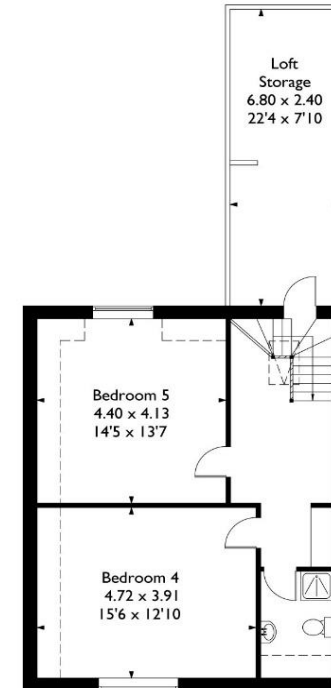
 = Reduced headroom below 1.5m / 5'0"



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.