



42 John Repton Gardens, Royal Victoria Park
Guide Price £750,000

RICHARD
HARDING



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Brentry, Bristol, BS10 6TH

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A modern 5 double bedroom, 3 bath/shower room detached family home benefitting from a sociable kitchen/dining/family room, double garage, driveway parking and level rear garden.

Key Features

- Located in a quiet setting at the head of a cul-de-sac within 0.5 miles of Westbury on Trym Village and offering easy access to Cribbs Causeway/motorway links and central areas.
- **Ground Floor:** entrance hallway, cloakroom/wc, kitchen/dining/family room, utility room, sitting room, formal dining room and study.
- **First Floor:** galleried landing, bedroom 1 with en-suite shower room, bedroom 2 with en-suite shower room, bedroom 3, bedroom 4, bedroom 5 and family bathroom/wc.
- **Outside:** front and rear gardens, driveway parking for several vehicles and detached double garage.
- Double glazing and gas central heating throughout.
- An immaculate family home nestled in a peaceful position yet close to local amenities and transport links.
- Offered with no onward chain.





GROUND FLOOR

APPROACH: via tarmac driveway, a paved path leads over front garden and up to the front door with pillared storm porch and side panels. Opens to:-

ENTRANCE HALLWAY: a welcoming and spacious reception hall with inlaid entrance mat, two ceiling light points, coving, two radiators, understairs storage cupboard, wood effect flooring, moulded skirting boards. Staircase ascends to galleried landing. Doors radiate to:-

STUDY: (12'3" x 6'11") (3.72m x 2.11m) two double glazed windows to front elevation, ceiling light point, radiator, wood effect flooring, moulded skirting boards. Master phone point. Broadband fibre point.

SITTING ROOM: (18'1" x 12'3") (5.50m x 3.72m) two ceiling light points, coving, gas feature fireplace with granite hearth and wooden mantel, two radiators, double glazed window to side elevation, double glazed French doors with double glazed windows to either side leading out to the rear garden, moulded skirting boards.

KITCHEN/DINING/FAMILY ROOM: (22'2" x 17'4") (6.75m x 5.27m) a wonderful, sociable space with a fitted kitchen comprising an array of wall, base and drawer units with roll edged worktop over and inset 1½ bowl sink and drainer unit. Integrated appliances include waist-height double oven, 4 ring gas hob with extractor hood over, fridge, freezer and dishwasher. Tiled splashbacks, radiator, tiled flooring, ceiling light points, ample space for dining furniture and sofas, double glazed windows overlooking the rear garden plus French doors providing access out onto the patio. Further door opening to:-

UTILITY ROOM: (7'9" x 5'10") (2.35m x 1.77m) wall mounted boiler, an array of fitted wall and base units with roll edged worktop over and inset stainless steel sink and drainer unit. Space for fridge, plumbing for washing machine. Ceiling light point, extractor fan, radiator, door leading out onto side pathway.

DINING ROOM: (14'8" x 9'4") (4.47m x 2.84m) two double glazed windows overlooking the front elevation, ceiling light point, coving, radiator, wood effect flooring, moulded skirting boards.

CLOAKROOM/WC: white suite comprising low level wc, wash handbasin with tiled splashback, ceiling light point, obscured double glazed window to side elevation, radiator, tiled flooring, moulded skirting boards.

FIRST FLOOR

LANDING: a spacious galleried landing with two ceiling light points, loft access hatch, moulded skirting boards, **airing cupboard** housing hot water tank with slatted wooden shelving above. Doors radiate to:-

BEDROOM 1: (15'2" x 14'8") (4.61m x 4.48m) large double bedroom with an array of fitted wardrobes, two double glazed windows overlooking the front elevation, radiator, skirting boards. Door accessing:-

En-Suite Shower Room: white suite comprising low level wc, large wash handbasin set on vanity unit with storage beneath, double shower enclosure, tiled surrounds, ceiling light point, extractor fan, obscure double glazed window to side elevation, shaver socket, radiator, tile effect flooring, moulded skirting boards.

BEDROOM 2: (12'2" x 9'10") (3.70m x 3.0m) double bedroom with built-in wardrobe, double glazed windows overlooking the rear elevation, ceiling light point, radiator and moulded skirting boards. Door leading to:-

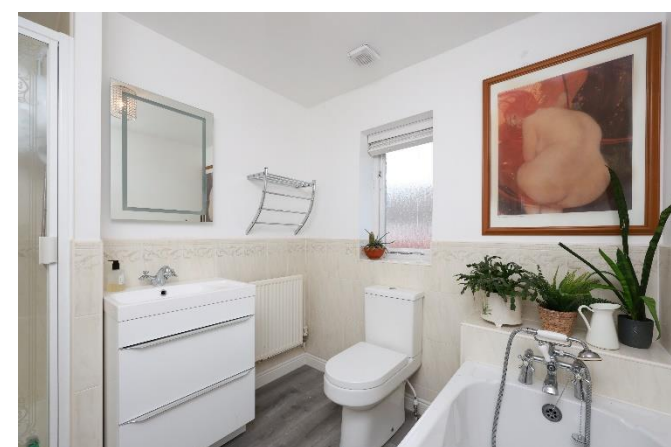
En-Suite Shower Room: white suite comprising low level wc, pedestal wash handbasin, shower enclosure with electric shower over, ceiling light point, extractor fan, wall light point, obscure double glazed window to rear elevation, tiled surrounds, radiator, tile effect flooring, moulded skirting boards.

BEDROOM 3: (14'8" x 10'0") (4.48m x 3.04m) double bedroom with built-in wardrobe, ceiling light point, two double glazed windows overlooking the front elevation, radiator, moulded skirting boards.

BEDROOM 4: (11'10" x 10'6") (3.61m x 3.19m) double bedroom with built-in wardrobes, double glazed windows to the rear elevation overlooking the rear garden, ceiling light point, radiator, moulded skirting boards.

BEDROOM 5: (10'0" x 9'10") (3.05m x 2.99m) double bedroom with built-in wardrobe, double glazed window overlooking the front elevation, ceiling light point, radiator, moulded skirting boards. Separate phone line point making ideal potential office.

BATHROOM/WC: white suite comprising low level wc, wash handbasin set on vanity unit, single shower enclosure with electric shower over, panelled bath, tiled surrounds, ceiling light point, extractor fan, obscure double glazed window to rear elevation, radiator, vinyl flooring, skirting boards.



OUTSIDE

FRONT GARDEN & PARKING: mainly laid to lawn with pathway leading to the front entrance door, gated side access. Driveway providing parking for four vehicles and leading up to the detached double garage.

DOUBLE GARAGE: two up and over doors, side pedestrian access door, power and light.

REAR GARDEN: a pretty rear garden which has two paved patio areas accessed immediately from the property, level lawn, seating area, a mixture of mature trees, shrubs and plants to the borders and enclosed by wooden fencing. Gated side 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. This information should be checked with your legal adviser.

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

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		82 B
69-80	C	71 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.



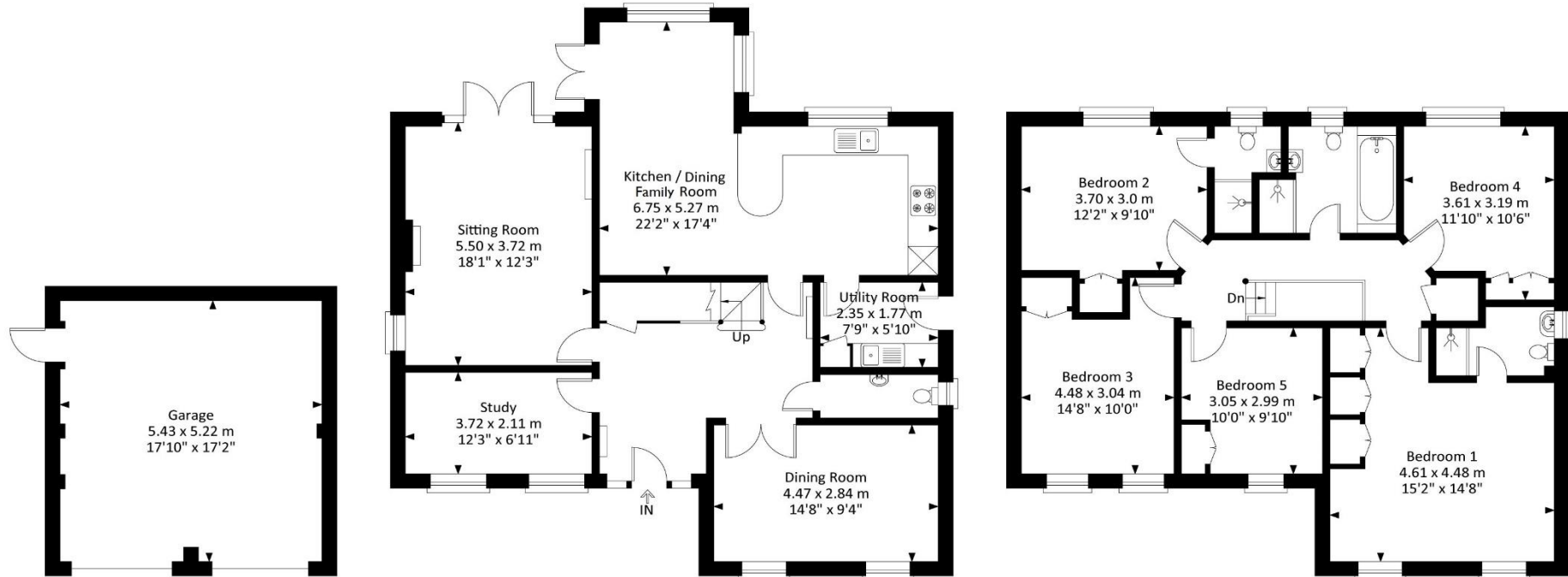


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Approximate Gross Internal Area = 176.22 sq m / 1896.81 sq ft

Garage Area = 28.34 sq m / 305.04 sq ft

Total Area = 204.56 sq m / 2,201.85 sq ft



Garage

Ground Floor

First Floor

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