



36 St Matthew's Road, Cotham

Guide Price £1,100,000

RICHARD
HARDING



36 St Matthew's Road,

Cotham, Bristol, BS6 5TU

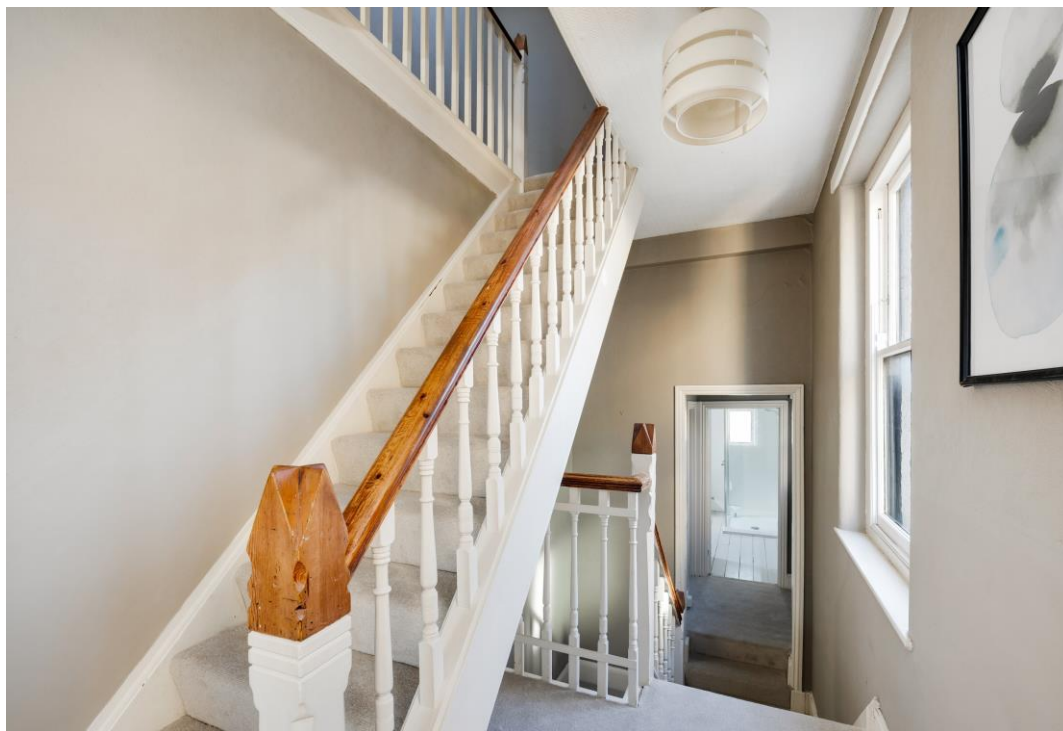
RICHARD
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A rather special, sizeable (circa 2,525 sq. ft.) and flexible 5 double bedroom, 3 reception room, late Victorian period semi-detached family house of great character and charm in a highly prized road and prime central location, offering off-street parking and well-stocked rear garden.

Key Features

- Stylish and well-presented with a lovely atmosphere, lots of natural light and real character, and with the obvious potential to enhance and extend in the fullness of time - subject to obtaining the necessary consents. To be sold with no onward chain.
- Prime location - so much of Bristol seems just on the doorstep with easy walking to many city destinations, e.g. within 0.25 - 0.5 miles of the main BRI hospitals complex and University, Cotham Secondary School, Cotham Gardens Primary School and Cotham Gardens Park. Only a little further afield are found the city centre and waterfront areas, the Park Street and Triangle environs with nearby Brandon Hill Park whilst bustling Gloucester Road, Whiteladies Road, Clifton Village and the Downs are all within easy reach. A range of highly regarded independent schools are available in the area e.g. Bristol Grammar School, Bristol Cathedral School, QEH, Clifton High School and Clifton College.
- **Ground Floor:** entrance porch, reception hall, sitting room, study, kitchen/breakfast room, dining room, cloakroom/wc, utility room.
- **Second Floor:** part galleried landing, 2 further double bedrooms (5 in total), storeroom.
- **Outside:** easy maintenance front garden, off-street parking space, attractive well-stocked rear garden with south westerly side aspect.





GROUND FLOOR

APPROACH: from the pavement, a dwarf stone wall with wrought iron railings and pedestrian wrought iron gate opening onto a tiled pathway leading alongside the house to the entrance porch. Part obscure glazed wooden door with side panel, opening to:-

ENTRANCE PORCH: (8'1" x 4'5") (2.46m x 1.35m) high sloping perspex roof with exposed beams, obscure glazed wooden door with side panel and overhead opening externally via a side return to the rear garden. Part stained glass wood panelled front door with brass door furniture, plus detailed glass panels to either side and fanlight, opening to:-

RECEPTION HALL: (16'0" x 6'7") (4.88m x 2.01m) a most welcoming introduction, having wide elegant turning staircase ascending to the first floor. Tall wooden double glazed sash window to the side elevation, tall moulded skirtings, simple moulded corning, double opening electric meter cupboard, useful understair storage cupboard with light point and shelving, ceiling light point. Four-panelled door with moulded architraves opening to the drawing room. Open doorway to an inner hall with access to both the kitchen/breakfast room and study. Four-panelled door with moulded architraves opening to a rear hall.

SITTING ROOM: (18'2" x 13'5" max measurements into bay window) (5.53m x 4.09m) virtually full width bay window to the front elevation comprising five part multi-paned sash windows and enjoying a pleasant outlook. Central open fire with ornate tiled surround and hearth. Arched recesses to either side of the chimney breast, tall moulded skirtings, simple moulded corning and ceiling plaster work plus ornate ceiling rose and light point, radiator, two wall light points.

INNER HALL: (10'0" x 3'0") (3.05m x 0.91m) tall moulded skirtings, radiator, simple moulded corning, cloakroom cupboard with shelving and wall light point. Four-panelled doors with moulded architraves, opening to:-

STUDY: (13'5" x 8'5") (4.10m x 2.57m) tall part multi-paned wooden double glazed sash window to the front elevation, central tiled fireplace and hearth with recesses to either side of the chimney breast, tall moulded skirtings, radiator, simple moulded corning, ceiling light point.

KITCHEN/BREAKFAST ROOM: (14'10" x 11'11") (4.52m x 3.62m) comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets and shelving. Roll edged granite effect worktop surfaces with splashback tiling and pelmet lighting. Stainless steel sink with draining board beside and swan neck mixer tap over. Space for electric/gas oven set into chimney breast recess with stainless steel extractor hood over. Space for fridge and dishwasher. Tiled effect flooring, ample space for table and chairs, radiator, tall moulded skirtings, simple moulded corning, ceiling light point. Part multi-paned wooden door with tall side panels and overhead overlooking and opening externally to the rear garden.

REAR HALL: (4'2" x 4'1") (1.27m x 1.24m) tall moulded skirtings, tiled effect flooring. Access to:-

CLOAKROOM/WC: (7'5" x 4'3") (2.26m x 1.30m) obscure upvc double glazed sash appearance window to the side elevation. Low level dual flush wc, pedestal wash hand basin with hot and cold water tap and splashback tiling, tall moulded skirtings, hand rail, wall light point.

DINING ROOM: (12'1" x 11'10") (3.69m x 3.60m) dual aspect with upvc double glazed windows to either side elevation, tile effect flooring, tall moulded skirtings, radiator, ceiling light point. Worcester Bosch gas fire combination boiler. Door to:-

BACK HALL: tiled effect flooring, wall light point. Useful storage cupboard with half height door opening externally to the rear garden. Door opening externally to the side return. Door to:-

UTILITY ROOM: (9'4" x 8'5") (2.85m x 2.57m) base level cabinets with solid wooden worktop surface, stainless steel sink with draining board to side and swan neck mixer tap over, space and plumbing for washing machine, space for tumble dryer, eye level wall mounted cabinets, upvc double glazed window to the side elevation, tall moulded skirtings, tiled effect flooring, heated towel rail, radiator, ceiling light point.

FIRST FLOOR

SPLIT LEVEL LANDING: enjoying an abundance of natural light with three sash windows to the side elevation, moulded skirtings, radiator, ceiling light point, large storage cupboard. Wide staircase ascending to the second floor with handrail and ornately carved spindles. Four-panelled doors with moulded architraves, opening to:-

BEDROOM 1: (14'7" x 13'0") (4.45m x 3.96m) wooden part multi-paned double glazed sash window to the front elevation with matching side panels to either side. Tiled fireplace and hearth with recesses to either side of the chimney breast, tall moulded skirtings, simple moulded corning, radiator, ceiling light point.

BEDROOM 2: (14'10" x 11'11") (4.52m x 3.63m) large wooden double glazed sash window overlooking the rear garden. Tiled fireplace and hearth with recesses to either side of the chimney breast, tall moulded skirtings, simple moulded corning, radiator, ceiling light point.

BEDROOM 5: (18'2" x 8'5" max measurements into bay window) (5.53m x 2.57m) attractive and unusual bay window to the front elevation comprising five wooden double glazed casement windows with part stained glass overlights. Original cast iron fireplace with recesses to either side of the chimney breast. Tall moulded skirtings, simple moulded corning, radiator, ceiling light point.

FAMILY BATH/SHOWER ROOM/WC: (11'11" x 11'4") (3.63m x 3.45m) dual aspect with opaque glazed window to the rear elevation and further wooden double glazed sash window to the side elevation. Large walk in style shower with low level shower tray, glass surround, wall mounted shower unit and hand held shower attachment. Free standing roll top bath on ball and claw feet with mixer tap and telephone style shower attachment. Pedestal wash hand basin with mixer tap and splashback tiling. Low level flush wc. Painted exposed wooden floorboards, tall moulded skirtings, heated towel rail/radiator, inset ceiling downlight. Loft access with pull down wooden ladder giving access to:-

LOFT ROOM: (16'0" x 9'2") (4.88m x 2.79m) having restricted head height but fully boarded with wall light point and offering useful storage space or potentially for further enhancement subject to first obtaining the necessary consents.

ADDITIONAL BATHROOM/WC: (7'11" x 4'9") (2.41m x 1.45m) part opaque wooden double glazed sash window to the side elevation. Panelled bath with mixer tap plus fully tiled surround and wall mounted shower unit with hand held shower attachment. Low level flush wc. Pedestal wash hand basin with hot and cold water taps and splashback tiling. Moulded skirtings, radiator, ceiling light point.



SECOND FLOOR

PART GALLERIED LANDING: (12'0" x 7'4" measurements including stairwell) (3.66m x 2.24m) central stairwell with spindles on three sides and handrail, high sloping ceiling with Velux window to the side elevation, wall light point, moulded skirtings. Open doorway through to an inner hall. Four-panelled door with moulded architraves, opening to:-

BEDROOM 4: (12'5" x 11'0") (3.78m x 3.35m) dual aspect with wooden double glazed sash windows to the side and rear elevations, tall moulded skirtings, radiator, ceiling light point.

INNER HALL: door to large storage cupboard with shelving and wall light point. Doors to:-

STORE ROOM: (11'2" x 3'1") (3.40m x 0.94m) internal glass overhead through to the inner hall, wooden double glazed sash window to the side elevation, moulded skirtings, wall light point.

BEDROOM 3: (20'0" x 15'1" max measurements) (6.10m x 4.60m) having high sloping ceilings with exposed beams and Velux window to the side elevation, wooden part multi-paned double glazed casement windows to the front elevation, wall to wall built in wardrobes offering ample hanging rail and shelving space plus radiator, tall moulded skirtings, radiator, ceiling light point.

OUTSIDE

FRONT GARDEN & DRIVEWAY PARKING: (30'0" x 18'8" measurements including driveway parking) (9.14m x 5.69m) set behind a dwarf stone wall with wrought iron railings, there is a section of lawn with shrub borders featuring an array of flowering plants and mature shrubs including a palm tree. A pathway runs alongside the house and leads to the entrance porch which in turn gives access via the side return to the rear garden and useful for bikes etc. Off-street parking for one car.

REAR GARDEN: (30'0" x 26'11") (9.14m x 8.20m) enjoying a sunny south-westerly side orientation and enclosed on all three sides by stone walling. Level and predominantly laid to lawn with raised shrub borders featuring garden pond and an assortment of flowering plants, mature shrubs and specimen trees. There are two side returns, one of which is to the entrance porch and also provides internal access via the back hall. The large side return (23'4" x 10'4") (7.11m x 3.15m) comprises a central paved pathway with deep shrub borders to either side and eventually leads to the kitchen/breakfast room.

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		73 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

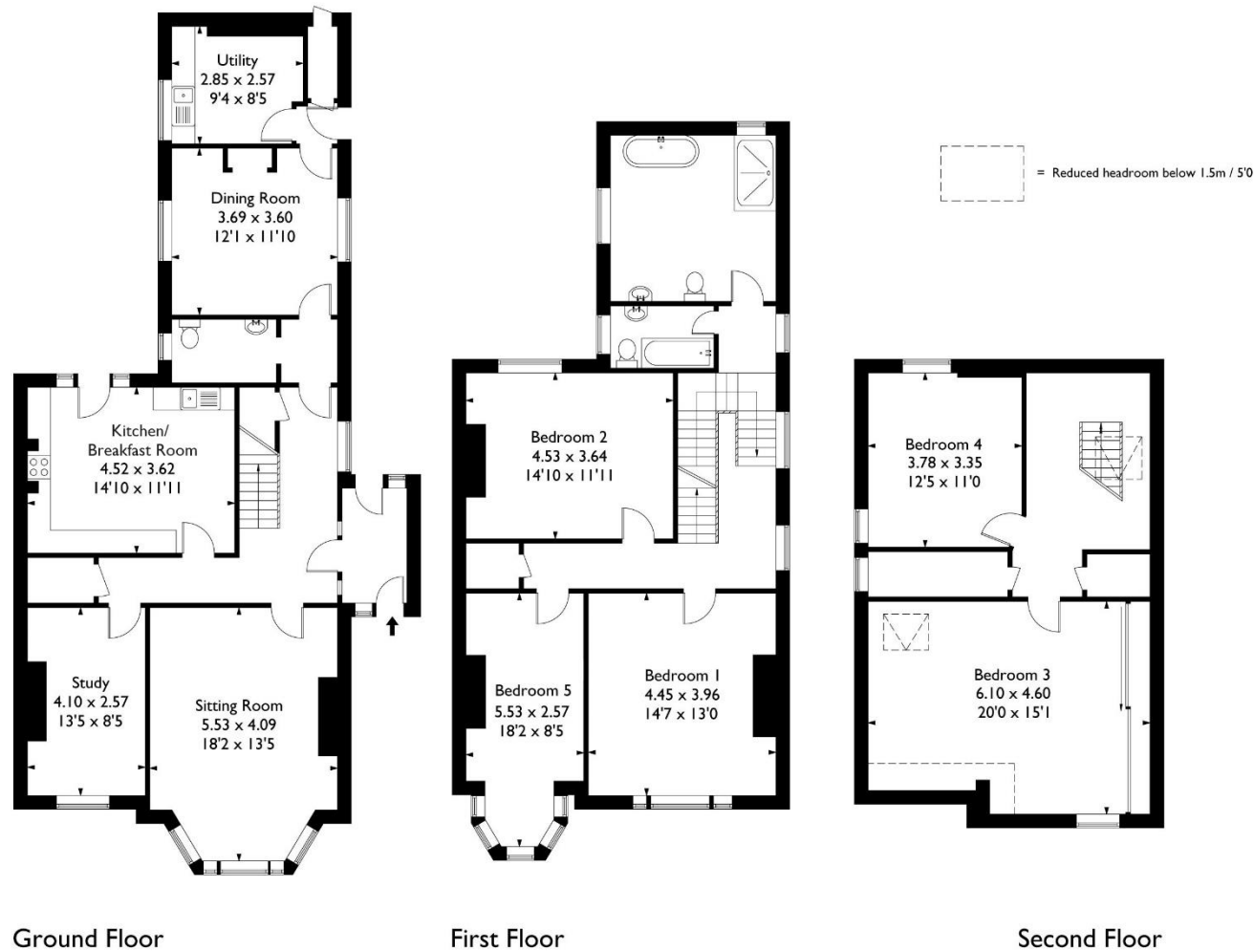
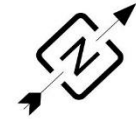
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





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Approximate Gross Internal Area 234.60 sq m / 2525.70 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.