



First & Second Floor Maisonette, 24 Devonshire Road,  
Guide Price Range £450,000 - £475,000

RICHARD  
HARDING



# First & Second Floor Maisonette, 24 Devonshire Road, Westbury Park, Bristol, BS6 7NJ

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A substantial (circa 1,091 sq. ft.) and bright three double bedroom maisonette situated on the first & second floor of an impressive period building on this popular and peaceful tree-lined road in the heart of Westbury Park.

## Key Features

- A large three double bedroom maisonette situated over the upper two floors of a handsome period building.
- Flooded with natural light from the front & rear elevations.
- Two bathrooms.
- A versatile and well-proportioned maisonette which could suit a multitude of different buyers from young professionals to growing families.
- Desirable location within the friendly community of Westbury Park, within just 350 metres of Westbury Park School and 950 metres of Redland Green Secondary School, as well as having excellent local shops, cafes, eateries, bus connections and access to the green open spaces of Durdham Downs and Redland Green Park.

## ACCOMMODATION

**APPROACH:** the property is accessed from pavement, over a level gravelled pathway which leads beside a small gravelled communal area with dwarf stone boundary wall to the front elevation, with bin store. Gravelled pathway leads to multi-panelled wooden door with glass insert, opening into:-

**COMMUNAL HALLWAY:** laid to period tiled flooring, moulded skirting boards, light point, wall mounted post trays, ceiling corning, wall mounted fuse box. Immediately on your right hand side via wooden door is the private entrance to the upper maisonette, opening into:-

**PRIVATE ENTRANCE:** a short landing with steps ascending to the first floor split level landing.

## FIRST FLOOR

**SPLIT LEVEL LANDING:** doors lead off to living/dining space, separate kitchen, bedroom 2 and bathroom. Laid to fitted carpet, moulded skirting boards, light point, radiator. Carpeted staircase with wooden balustrade ascends to the top floor of this beautiful period home.

**LIVING/DINING ROOM:** (17'10" x 14'10") (5.44m x 4.51m) a versatile space easily large enough for a living and dining room dependent upon one's preferences, laid to wood effect laminate flooring, light flooding in from the front elevation via four double glazed windows set into bay and additional double glazed window beside, cast iron fireplace with inset gas fire and wooden surround, tv point, ceiling corning, picture rail, ceiling rose with light point, carbon monoxide alarm, moulded skirting boards, various wall mounted shelving units.

**KITCHEN:** (11'10" x 10'5") (3.60m x 3.18m) light coming in from the rear elevation via a double glazed multi-paned sash window with leafy outlook. Laid to a variety of base and drawer units with square edge laminate wood effect worktops, wooden splashbacks, ceramic bowl sink with integrated drainer unit beside and swan neck mixer tap over, electric oven with 4 ring hob over and extractor hood above, integrated dishwasher, space for freestanding washer/dryer, light point, smoke alarm. Large pantry cupboard housing the wall mounted Valliant gas combi boiler. Wooden laminate flooring, radiator, wall mounted shelving units.

**BEDROOM 2:** (13'0" x 11'5") (3.97m x 3.47m) an exceptionally well proportioned second bedroom with easily enough space for a king size bed, desk and wardrobes etc. dependent upon one's preferences. Laid to fitted carpet, moulded skirting boards, radiator and light point. Light coming in from the rear elevation via double glazed window with leafy outlook.

**BATHROOM/WC:** wooden effect lino flooring, low level wc, floor standing hand wash basin with chrome tap, panelled bath with wall mounted shower head and controls, towel radiator, light coming in from the side elevation via upvc double glazed window, extractor fan, light point. Large airing cupboard.







## SECOND FLOOR

**LANDING:** providing access off to bedroom 1, bedroom 3 and shower room. Laid to fitted carpet, moulded skirting boards and light point. Velux skylight window flooding light into the stairwell and landing.

**BEDROOM 1: (15'9" x 11'0") (4.81m x 3.35m)** a well-proportioned dormer bedroom with good head height, laid to stripped wooden floorboards, radiator, cast iron fireplace, moulded skirting boards, light point, light flooding in from the front elevation via three upvc double glazed windows with leafy outlook across towards street scene, large integrated wardrobe space.

**BEDROOM 3: (11'4" x 9'6") (3.45m x 2.90m)** laid to stripped wooden floorboards, light flooding in from the rear elevation via upvc double glazed window. Access into eaves storage and loft space, moulded skirting boards, light point.

**SHOWER ROOM/WC:** comprising low level wc, floor standing hand wash basin with stainless steel swan neck tap over, chrome towel radiator, lino tile effect flooring, shower cubicle with glass insert and wall mounted stainless steel shower head and controls, stylish tiled splashback on three side, light coming in from the front elevation via a partially frosted upvc double glazed window, inset ceiling downlights, extractor fan.

## 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 14 November 1997, with a peppercorn ground rent. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that there is no monthly service charge and any structural/maintenance works would be split 50/50 between the maisonette below on an 'as and when' basis. This information should be checked by your legal adviser.

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

### 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		
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.

# Upper Maisonette, 24 Devonshire Road, Westbury Park, Bristol, BS6 7NJ

Approximate Gross Internal Area = 101.44 sq m / 1091.89 sq ft

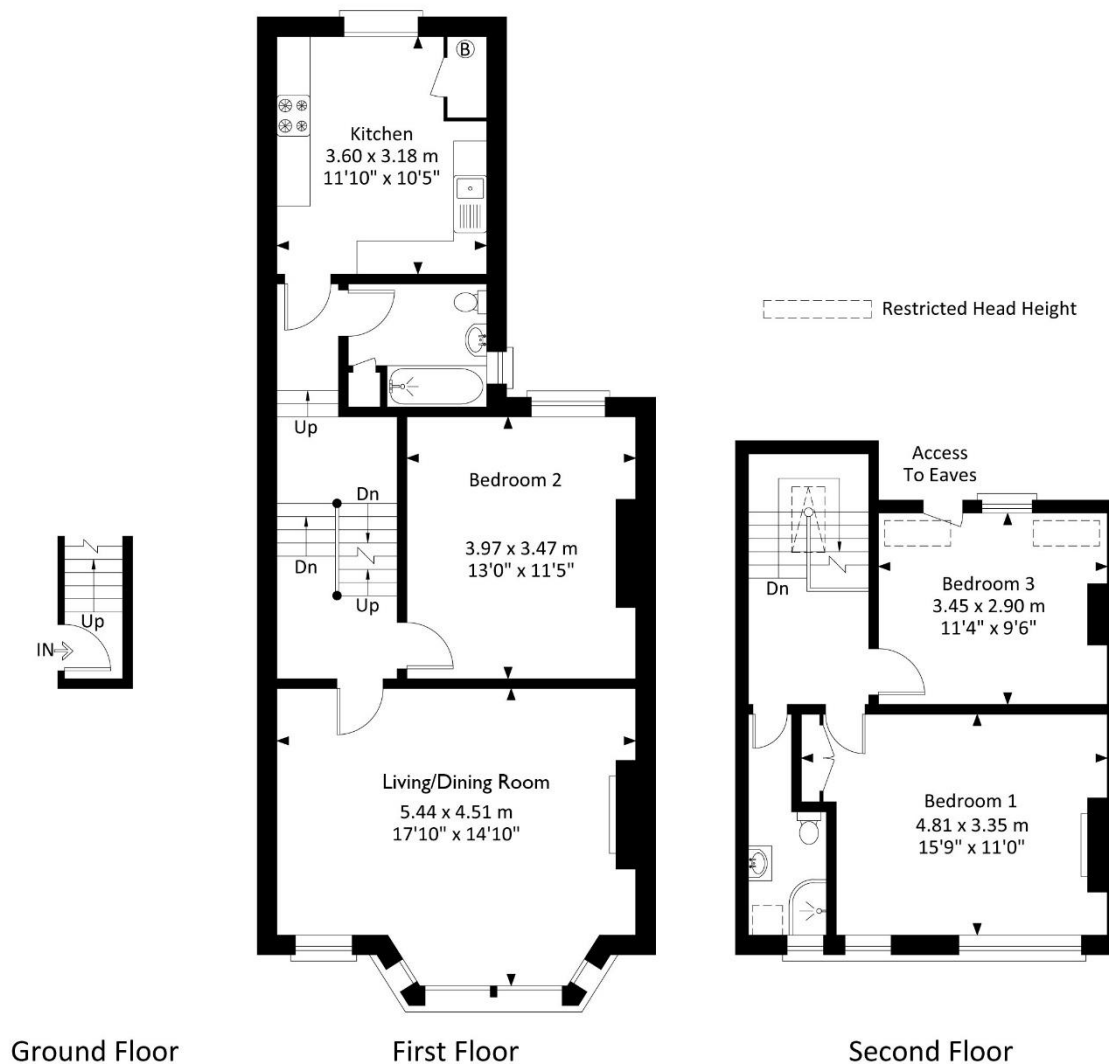


Illustration for identification purposes only, measurements and approximate, not to scale.