



5 Coniston Avenue, Westbury on Trym
Guide Price £825,000

RICHARD
HARDING



5 Coniston Avenue,

Westbury on Trym, Bristol, BS9 3SA

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An inviting and well-arranged 4 bedroom, 2 reception room semi-detached family home situated on a desirable peaceful cul-de-sac. Further benefitting from off road parking, a garage, and a 52ft rear garden with breathtaking open outlook over the Coombe Dingle sports ground playing field.

Key Features

- **Balanced accommodation** arranged over two floors with further potential for expansion on the ground floor and into the loft in the fullness of time and if required.
- **Located on a desirable and neighbourly cul-de-sac** within a short level walk of the Stoke Lane shops, Canford Park and bus connections to central areas.
- **Ground Floor:** spacious entrance hallway with understairs storage, bay fronted sitting room, reception 2/family room with direct access out onto the rear garden, separate kitchen/breakfast room and ground floor cloakroom/wc.
- **First Floor:** central landing with loft hatch accessing a generous roof space, 4 bedrooms and a family bathroom/wc.
- **Roof renovated in 2023** providing peace of mind.
- **An attractive and well located natural 4-bedroom** halls adjoining semi with a gorgeous garden and lovely views.
- **EV charger installed in 2023.**





GROUND FLOOR

APPROACH: via driveway providing off road parking, with a front garden beside, where the paved area of the front garden leads up towards the covered entrance and main front door to the house.

ENTRANCE HALLWAY: a welcoming entrance hallway with staircase rising to first floor landing with understairs storage cupboard, radiator and wood laminated flooring. Doors off to sitting room, reception 2/family room, kitchen/breakfast room and ground floor cloakroom/wc.

SITTING ROOM: (front) (14'10" x 13'5") (4.53m x 4.08m) a bay fronted sitting room with high ceilings, picture rail, wide bay to front comprising double glazed windows, two radiators. Attractive period style cast iron fireplace with inset tiles, wood surround and mantel and slate hearth. Virgin tv point and BT Openreach point.

RECEPTION 2/FAMILY ROOM: (14'3" x 11'11") (4.34m x 3.62m) high ceilings, picture rail, bay to rear comprising double glazed windows with central double glazed door accessing the rear garden, offering a wonderful open outlook to the rear over the Coombe Dingle Sports Ground playing fields.

KITCHEN/BREAKFAST ROOM: (15'6" x 9'6") (4.72m x 2.89m) a good sized separate kitchen/breakfast room with a fitted kitchen comprising base and eye level cupboards and drawers with roll edged laminated worktops over, inset 1 ½ bowl stainless steel sink, integrated electric oven. Appliance space and plumbing for washing machine, dishwasher and fridge/freezer. Space for breakfast table and chairs, high ceilings with inset spotlights, double glazed window to side, double glazed doors to rear offering a seamless access out onto the rear garden and a similar outlook as reception 2/family room, radiator and wood laminated flooring.

CLOAKROOM/WC: low level wc with concealed cistern, wash hand basin with storage beneath, double glazed window to front and a heated towel rail.

FIRST FLOOR

LANDING: a central landing with doors off to all four bedrooms and the family bathroom/wc. Loft hatch gives access to a generous loft space offering further potential for conversion subject to necessary consents.

BEDROOM 1: (front) (14'10" x 13'5") (4.53m x 4.08m) a generous double bedroom with wide bay to front comprising double glazed windows, high ceilings with picture and a radiator.

BEDROOM 2: (rear) (14'3" x 11'11") (4.34m x 3.62m) double bedroom with high ceilings, picture rail, bay window to rear comprising double glazed windows offering a breathtaking elevated view over the Coombe Dingle Sports Ground playing fields.

BEDROOM 3: (rear) (9'5" x 7'4") (2.88m x 2.24m) high ceilings, picture rail, radiator, double glazed windows to rear offering a similar outlook to bedroom 2.

BEDROOM 4: (front) (9'1" x 8'0") (2.78m x 2.43m) high ceilings, picture rail, radiator, double glazed oriel window to front.

BATHROOM/WC: a large family bathroom with a white suite comprising panelled shower bath with mixer taps and system fed shower over with curved glass shower screen, low level wc, wash hand basin with storage beneath, heated towel rail, double glazed windows to side, inset spotlights, part tiled walls with mosaic tiled border and extractor fan.





OUTSIDE

FRONT GARDEN & OFF ROAD PARKING: the property has the benefit of a driveway running down the left hand side of the house providing off road parking and leading up to a single garage. Beside the driveway there is a low maintenance landscaped front garden, mostly laid to paving with curved edge flower borders and hedgerow to front.

REAR GARDEN: (52ft x 30ft max) (15.85m x 9.14m) a gorgeous level lawned rear garden with paved seating at the bottom of the garden hanging onto the late afternoon and early evening summer sunshine, further paved seating area closest to the property, gated access to the driveway and garage, outdoor tap, a wonderful open outlook over the neighbouring sports ground behind.

GARAGE: (14'6" x 8'5") (4.41m x 2.57m) a detached single garage with new (2025) up and over door.

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: E

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		83 B
69-80	C		
55-68	D	59 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.



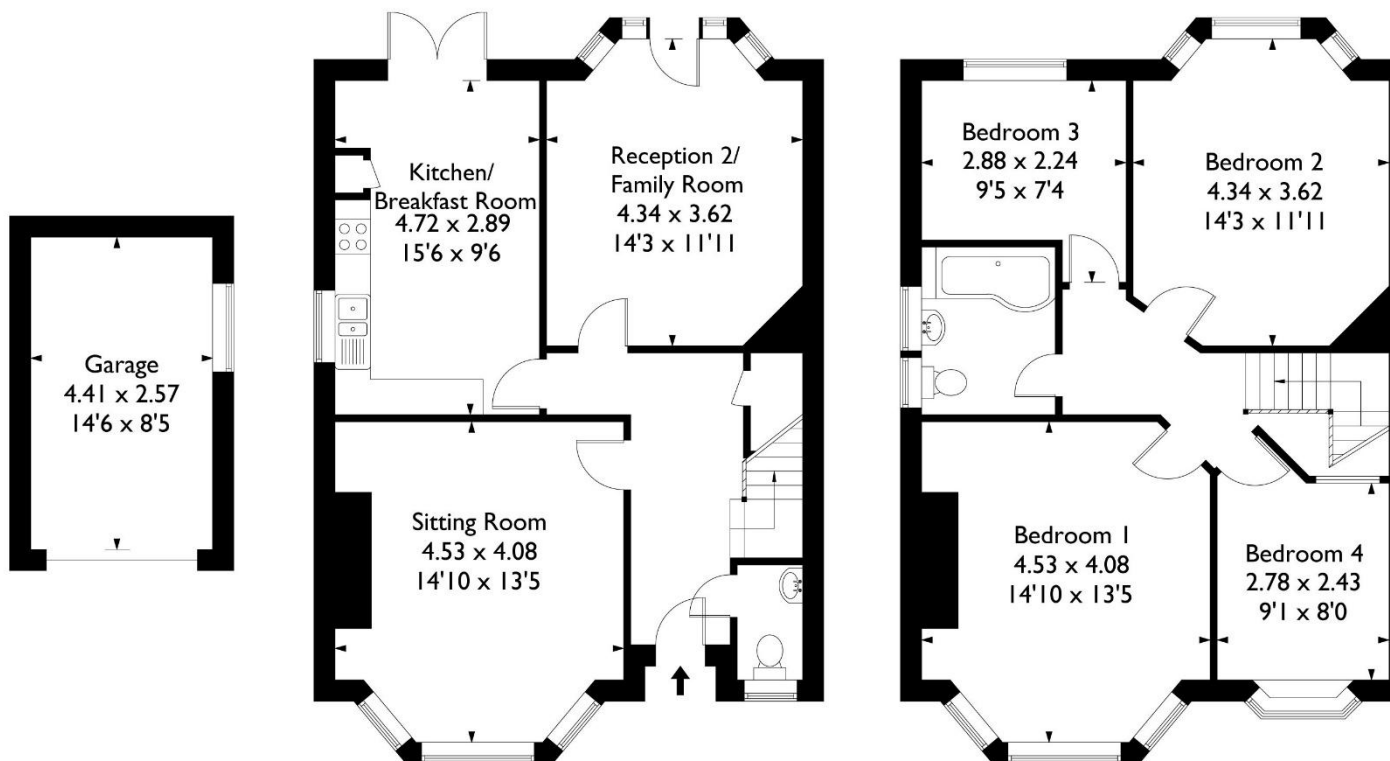


Coniston Avenue, Westbury on Trym, Bristol BS9 3SA

Approximate Gross Internal Area 118 sq m / 1270 sq ft

Garage Area 11.3 sq m / 122 sq ft

Total Area 129.3 sq m / 1392 sq ft



Ground Floor

First 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.