



18 Cheriton Place, Westbury-On-Trym

Guide Price £550,000

RICHARD
HARDING



18 Cheriton Place,

Westbury-On-Trym, Bristol, BS9 4AP

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A well presented owner occupied, 3 bedroom, 2 reception room mid-terraced Victorian house on the Henleaze/Westbury on Trym borders. Arranged over two storeys with an easterly facing rear garden.

Key Features

- A beautifully presented property, refurbished by the present owners.
- A peaceful side street with excellent links to both Westbury on Trym and Henleaze.
- Highly convenient location within a level walk of the independent shops and cafes of Henleaze Road whilst also being close to Westbury-on-Trym village. Excellent schools nearby include Westbury-on-Trym C of E Academy (primary), St Ursula's (primary), Red Maids, Badminton and Bristol Free School, as well as being close to bus connections to central areas of Bristol.
- Gas fired central heating, double glazed windows throughout and excellent natural light levels.
- **Ground Floor:** entrance hallway, open plan sitting room and dining room, separate kitchen, understairs storage cupboard.
- **First Floor:** landing, bedroom 1, bedroom 2, bedroom 3, bathroom/wc.
- **Outside:** fully enclosed low maintenance easterly facing rear garden.





GROUND FLOOR

APPROACH: from the pavement with level access along block paved frontage up to four-panelled wooden door with window above, opening into: -

ENTRANCE HALLWAY: rectangular entrance hall with head height meter cupboard with metal enclosed electric consumer unit, dado rail, radiator with radiator cover, vinyl flooring with Victorian tiled effect, staircase straight ahead and a pair of doors to both the ground floor reception rooms.

SITTING ROOM & DINING ROOM: (26'3" x 13'1") (8.0m x 4.0m) open plan living space with wooden flooring throughout, described separately as follows: -

Sitting Room: bay fronted room with wood framed double glazed sash windows to front elevation providing pleasant street scene, high ceilings with ceiling covings, wood burning stove into alcove with wooden mantle, built-in wooden cabinets and shelving to one side of chimney breast, and a radiator.

Dining Room: open plan with adjacent sitting room via opening and further opening through to kitchen. Upvc double glazed door providing alternative rear access onto garden, radiator, built-in shelving to one side of chimney breast, high ceilings and ceiling coving.

Understairs Store Cupboard: useful downstairs storage with coat hanging space.

KITCHEN: (18'3" x 7'10") (5.56m x 2.39m) rounded archway from dining room with two steps down leads to a dual aspect kitchen with upvc double glazed windows and door to rear and side elevations, which provide one of two access points onto the garden. Splashback tiling above roll edged worksurfaces, stainless steel sink with swan neck mixer tap and drainer. Space for undercounter full size dishwasher and space for a pair of undercounter kitchen white goods (washing machine and tumble dryer etc.). Wide selection of eye and floor level kitchen units on both sides of the room with integrated double electric oven and 4 ring electric hob with concealed extractor hood. Large pantry style cupboard with concertina style shelving and space for tall fridge/freezer. Wood effect flooring throughout, radiator, wall mounted Valliant ecoTEC pro combi boiler and wooden double glazed Velux skylight.

FIRST FLOOR

LANDING: split between two distinct sections with a raised section providing access to bedrooms 1 & 2 and a lower section providing access to bathroom and bedroom 3. Dado rail continues from the ground floor. Useful landing built-in wardrobe/storage cupboard and loft access hatch into the front section of the roof which is boarded for further storage use.

BEDROOM 1: (15'10" x 11'1") (4.82m x 3.37m) wood framed double glazed sash window to front elevation with street scene views, cast iron insert fireplace (not in use) with shelving to one side into alcove, radiator on opposing wall and built-in wardrobes.

BEDROOM 2: (12'10" x 10'4") (3.90m x 3.16m) upvc double glazed window to rear elevation with radiator below.

BEDROOM 3: (7'11" x 6'4") (2.42m x 1.94m) upvc double glazed window to rear elevation with views and radiator.

BATHROOM/WC: obscured upvc double glazed window to side elevation with partially tiled walls and floor, acrylic ¾ size bath with mixer tap, mains fed shower with rainhead and further shower hose, hand basin with mixer tap and cabinet below, close coupled wc, LED mirror medicine cabinet with sensor switch and demister with charging socket inside, wall mounted extractor fan and heated towel rail.



OUTSIDE

REAR GARDEN: (27'0" x 16'9" plus 19'0" x 7'3") (8.24m x 5.11m and 5.79m x 2.22m) an easterly facing fully enclosed rear garden with an open aspect of three elevations, stone wall to rear, flanked by timber panelled fencing to sides, raised bed borders to rear and one side, predominantly laid as a low maintenance stone chipped garden with a patio area which further extends down the side of the property benefitting from outside water supply and outside lighting.

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: 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		84 B
69-80	C		
55-68	D	64 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.



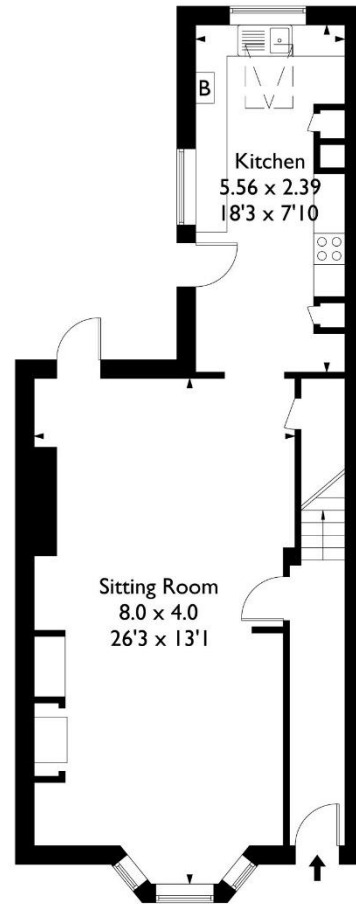


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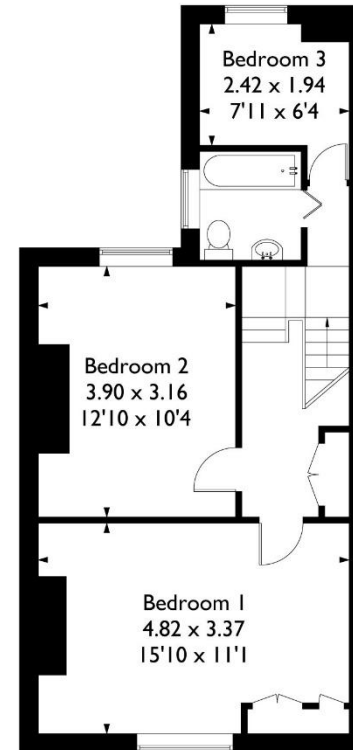
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Cheriton Place, Westbury on Trym, Bristol BS9 4AP

Approximate Gross Internal Area 96.70 sq m / 1040.40 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.