



4 Lodge Court, Eastmead Lane  
Guide Price £585,000

RICHARD  
HARDING



# 4 Lodge Court, Eastmead Lane,

Stoke Bishop, Bristol, BS9 1HL

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A smart, practical and well-arranged 3/4 bedroom town house situated in a leafy and peaceful Stoke Bishop location within easy reach of the Downs. Further benefitting from a single garage, a south facing 32ft x 16ft min/22ft max rear garden and first floor balcony.

## Key Features

- Tucked away on a private cul-de-sac in Stoke Bishop within easy reach of the Downs, local shops of Stoke Hill and Stoke Lane and bus connections to central areas.
- **Ground Floor:** spacious entrance hallway with understairs storage, integral single garage, reception 2/bedroom 4 (with direct access out onto the rear garden), utility room/ground floor cloakroom/wc.
- **First Floor:** landing, through lounge/dining room connecting through to the kitchen.
- **Second Floor:** landing, 3 bedrooms (two doubles and one single), a family bathroom/shower/wc and storage/airing cupboards.
- A modern and incredibly well presented town house with flexible accommodation and a sunny garden.





## **GROUND FLOOR**

**APPROACH:** via a covered entrance where you will find the main front door to the house.

**ENTRANCE HALLWAY:** a spacious welcoming entrance hallway leads through the house beside the door to the garage. Further door to useful understairs storage cupboard and, at the bottom of the hallway there is a staircase rising to first floor landing. Further doors accessing reception 2/bedroom 4 and utility/ground floor wc. Radiator.

**RECEPTION 2/BEDROOM 4: (13'4" x 8'8") (4.06m x 2.63m)** a second reception room with floor to ceiling sliding patio doors providing a direct access out onto the rear garden. Radiator.

**UTILITY ROOM/GROUND FLOOR WC: (6'3" x 5'9") (1.91m x 1.75m)** low level wc with concealed cistern, small bowl style sink, plumbing and appliance space for washing machine and dryer, wall mounted Vaillant gas boiler and high level window.

**INTEGRAL GARAGE: (18'1" x 8'8") (5.51m x 2.64m)** a single garage with up and over door, power and light.

## **FIRST FLOOR**

**LANDING:** door accesses the through lounge/dining room.

**THROUGH LOUNGE/DINING ROOM: (31'9" x 15'0" max in living area reducing to 7'6" in dining area) (9.68m x 4.57m/2.29m)** a large sociable through reception room with plenty of natural light provided by the double glazed windows to front in the dining area and large floor to ceiling double glazed sliding doors to rear which access the south facing balcony. Staircase rises to the second floor landing, exposed stripped floorboards, radiators and a wide wall opening off the dining area providing a sociable connection with the kitchen.

**KITCHEN: (10'4" x 8'0") (3.15m x 2.44m)** a modern fitted kitchen comprising base and eye level cupboards and drawers with roll edged woodblock effect worktop with inset sink and drainer unit. Integrated appliances including an electric oven with Neff ceramic hob & chimney hood over and dishwasher. Appliance space for freestanding fridge/freezer. Large picture window to front and part tiled walls.

## **SECOND FLOOR**

**LANDING:** doors off to three bedrooms, family bathroom and a recessed airing cupboard.

**BEDROOM 1: (rear) (15'0" x 8'8") (4.57m x 2.64m)** a double bedroom with south facing double glazed windows to rear, overlooking rear and neighbouring gardens, exposed stripped floorboards and a radiator.

**BEDROOM 2: (front) (12'8" x 8'10") (3.97m x 2.68m)** a double bedroom with double glazed windows to front, exposed stripped floorboards and a radiator.

**BEDROOM 3: (front) (9'8" x 6'0") (2.94m x 1.83m)** a single bedroom with double glazed windows to front, exposed painted floorboards and a radiator.

**BATHROOM/WC:** white suite comprising panelled bath, low level wc, pedestal wash basin, corner shower enclosure with Mira electric shower, rooflight window, tiled walls and ceiling coving.

## **OUTSIDE**

**REAR GARDEN:** (approx. 32ft x 16ft widening at the bottom of the garden to approx. 22ft) (9.75m x 4.88m/6.71m) a level low maintenance south facing rear garden, mainly laid to paving and stone chippings with flower borders containing various shrubs and trees.

**FIRST FLOOR BALCONY:** off the lounge/dining room there is a south facing decked balcony providing seating.

**PARKING:**





## 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 with a perpetual yearly rent charge of £14.14s.0d p.a. This information should be checked with your legal adviser.

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

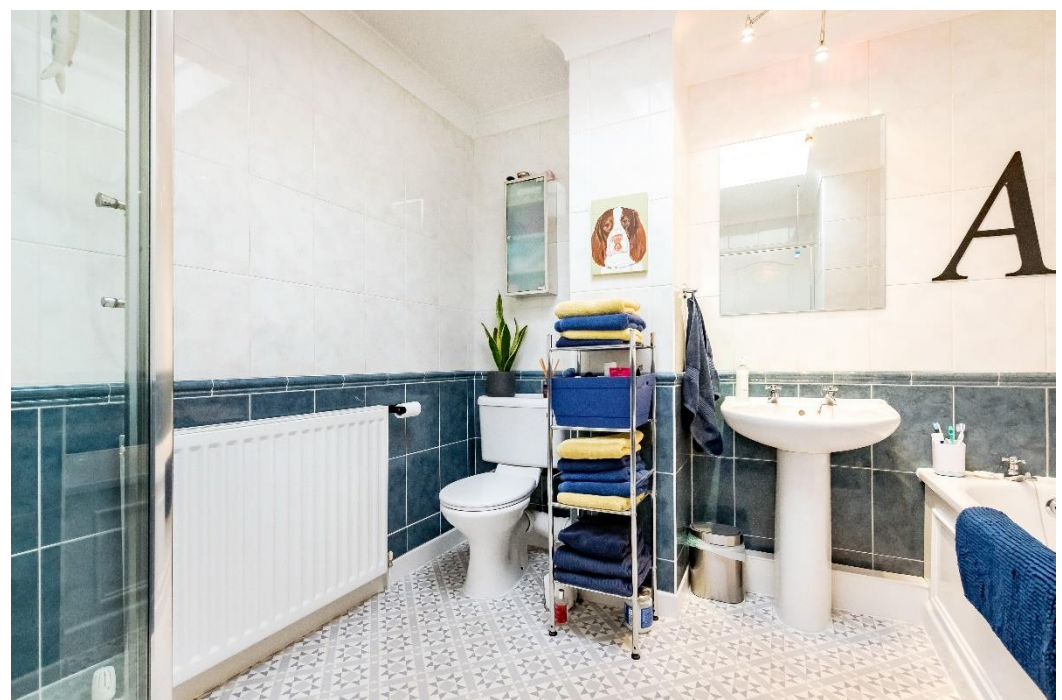
### PLEASE NOTE:

- 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	66 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.



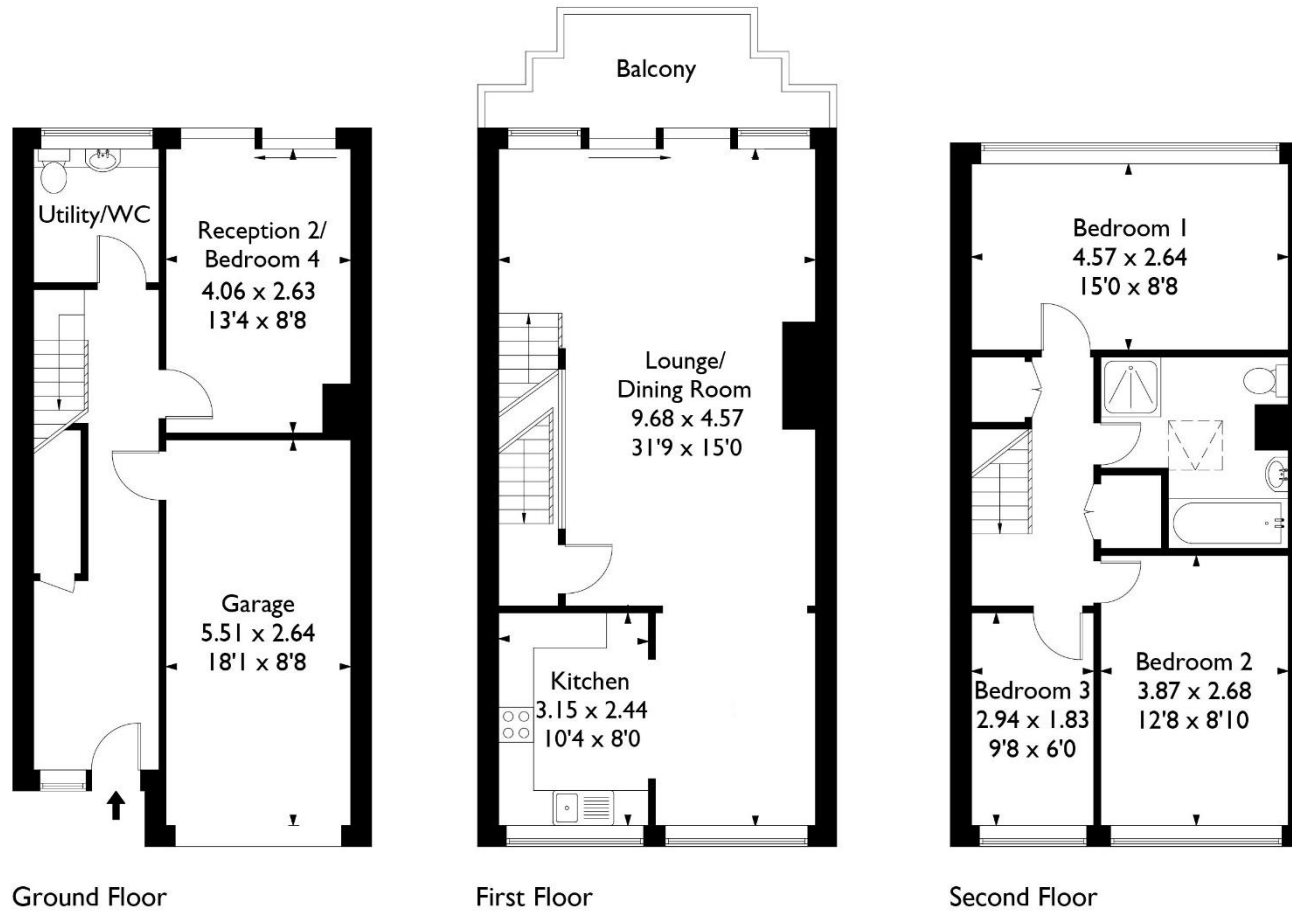
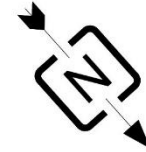


# Lodge Court, Eastmead Lane, Stoke Bishop, Bristol BS9 IHL

Approximate Gross Internal Area 114.10 sq m / 1227.60 sq ft

Garage Area 14.50 sq m / 156.60 sq ft

Total Area 128.60 sq m / 1384.20 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.