



109 Sommerville Road, St Andrew's  
Guide Price £750,000

RICHARD  
HARDING







# 109 Sommerville Road,

St Andrew's, Bristol, BS6 5BX

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To be sold for the first time in 86 years and in need of modernisation, a substantial 5 double bedroom, 2 bath/shower room, 2 reception room, three-storey Edwardian period family home set in a wonderful location overlooking St Andrew's Park.

## Key Features

- This spacious family home is situated in a prominent position on the corner of St Andrew's Park allowing fantastic views across green open space with city views into the distance. The property is also situated close to the eclectic range of independent shops, cafés and restaurants along the Gloucester Road and is close to Sefton Park, Fairlawn and The Dolphin Primary Schools.
- **Ground Floor:** entrance vestibule, reception hall, sitting room, dining room, cloakroom/wc, shower room, conservatory, kitchen.
- **First Floor:** split level landing, 3 double bedrooms, bathroom.
- **Second Floor:** part galleried landing, 2 further double bedrooms.
- **Outside:** front garden, level rear garden with garden shed and rear access.
- An exciting opportunity to acquire one of the last untouched houses which overlook St Andrew's Park.
- To be sold with no chain making a prompt move possible.







## GROUND FLOOR

**APPROACH:** from the pavement, a dwarf stone wall with pedestrian gate and pathway leading up to an open-fronted porch. Solid wood panelled front door with oval multi-paned window and fanlight, opening to:-

**ENTRANCE VESTIBULE:** inlaid entrance mat, tall moulded skirtings, dado rail, ornate moulded cornicing, ceiling light point. Part obscure glazed wood panelled door with side panels and overlights, opening to:-

**RECEPTION HALL:** some 27ft in length, having tall moulded skirtings, partial ornate moulded cornicing, elegant turning staircase ascending to the first floor with handrail and ornately carved spindles, two radiators, ceiling light point, understairs storage cupboard. Panelled doors with moulded architraves, opening to:-

**SITTING ROOM:** (17'9" x 12'10" max measurements into bay window) (5.41m x 3.92m) bay window to the front elevation comprising five double glazed windows with leaded light overlights and enjoying a lovely outlook towards St Andrew's Park. 1930's style tiled fireplace with recesses to either side of the chimney breast, tall moulded skirtings, simple moulded cornicing, ornate ceiling detailing, ornate ceiling rose, ceiling light point, radiator.

**DINING ROOM:** (16'5" x 11'6") (5.00m x 3.50m) upvc double glazed double doors with overlight and side panels opening to the conservatory. Period fireplace with recesses to either side of the chimney breast, tall moulded skirtings, ornate moulded cornicing, ornate ceiling rose with light point, radiator. Part obscure glazed sliding wood panelled door giving access to the kitchen.

**CONSERVATORY:** (9'11" x 7'1") (3.02m x 2.16m) triple aspect with windows on three sides and high sloping glass roof, double power socket, wall light point. Door opening externally to the rear garden.

**KITCHEN:** (23'3" x 10'10" decreasing to 4'10") (7.09m x 3.29m/1.47m) comprehensively fitted with an array of shaker style base and eye level units combining drawers and cabinets, roll edged marble effect worktop surfaces, splashback tiling and pelmet lighting, stainless steel sink with mixer tap over and draining board to side, additional stainless steel sink with mixer tap over and draining board to side, partial Perspex sloping roof, radiator, illuminate strip lights, moulded skirtings. Integral appliances including electric oven/grill, electric oven and 4 ring gas hob with pull-out extractor hood over. Raised height obscure glazed internal windows. Door returning to the reception hall. Panelled doors with moulded architraves, opening to:-

**SEPARATE WC:** low level flush wc, wall mounted wash hand basin with hot and cold water taps, tiled walls, coved ceiling, ceiling light point, extractor fan.

**BATHROOM/WC:** panelled bath with mixer tap and handheld shower attachment plus folding glass screen. Pedestal wash hand basin with hot and cold water taps. Fully tiled walls, radiator, coved ceiling, ceiling light point, extractor fan.

## FIRST FLOOR

**SPLIT LEVEL LANDING:** tall moulded skirtings, radiator, useful handrails, two ceiling light points. Turning staircase ascending to the second floor. Panelled doors with moulded architraves, opening to:-

**BEDROOM 1:** (17'0" x 15'9") (5.19m x 4.79m) two leaded light double glazed windows to the front elevation, painted ornate cast iron fireplace with decorative tiled slips and recesses to either side of the chimney breast, tall moulded skirtings, simple moulded cornicing, radiator, ceiling light point.

**BEDROOM 2:** (11'11" x 11'1") (3.63m x 3.39m) double glazed sash window to the rear elevation, painted ornate cast iron fireplace with decorative tiled slips and recesses to either side of the chimney breast, tall moulded skirtings, radiator, ceiling light point. Wall mounted Vaillant gas fired combination boiler.

**BEDROOM 3:** (11'7" x 10'6") (3.54m x 3.20m) double glazed window to the rear elevation, painted ornate cast iron fireplace with recesses to either side of the chimney breast, moulded skirtings, radiator, ceiling light point.

**SHOWER ROOM/WC:** walk-in style shower with glass screen, wall mounted shower unit and handheld shower attachment. Pedestal wash hand basin with hot and cold water taps. Low level dual flush wc. Wood effect tiled flooring, fully tiled walls, radiator, ceiling light point, obscure glazed window to the side elevation.

## SECOND FLOOR

**PART GALLERIED LANDING:** part galleried over the stairwell with handrail and ornately carved spindles, moulded skirtings, ceiling light point. Panelled doors with moulded architraves, opening to:-





**BEDROOM 4: (17'9" x 12'3") (5.41m x 3.74m)** dormer style windows to the front elevation with elevated rooftop views across the city and St Andrew's Park. Painted ornate cast iron fireplace with recesses to either side of the chimney breast, moulded skirtings, radiator, ceiling light point.

**BEDROOM 5: (11'3" x 8'11") (3.43m x 2.72m)** dormer style windows to the rear elevation, radiator, chimney breast with recesses to either side, moulded skirtings, ceiling light point.

## OUTSIDE

**FRONT GARDEN: (19'10" x 16'5") (6.05m x 5.00m)** the house is well set back from the road on the corner of St Andrew's Park and directly opposite a beautiful old church. There is a dwarf stone wall with level section of lawn and deep shrub borders that provide a good amount of privacy from neighbouring properties. Pathway alongside one door leading to the front entrance.

**REAR GARDEN: (38'0" x 18'2") (11.58m x 5.54m)** accessed internally via the conservatory and kitchen. Immediately to the rear of the house there is a paved area and pathway which leads alongside a section of artificial lawn to a pedestrian gate giving further gated access onto side road (useful for gardening waste etc.), garden shed, well stocked borders featuring an array of flowering plants and mature shrubs, outside water tap.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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. However, the property is not registered with the Land Registry and the purchasers solicitor will need to register upon completion. 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		
69-80	C		74 C
55-68	D	55 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.





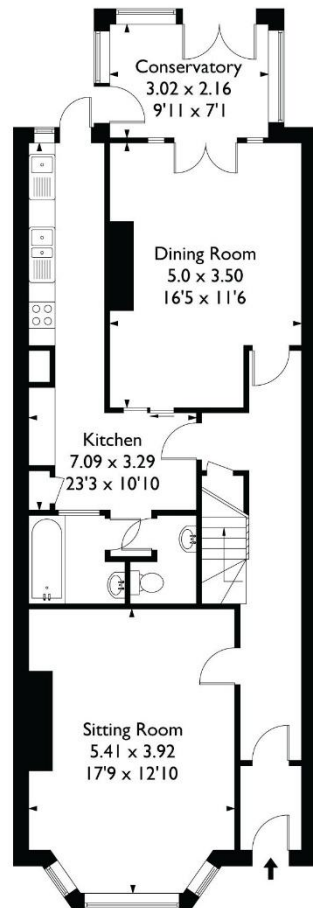




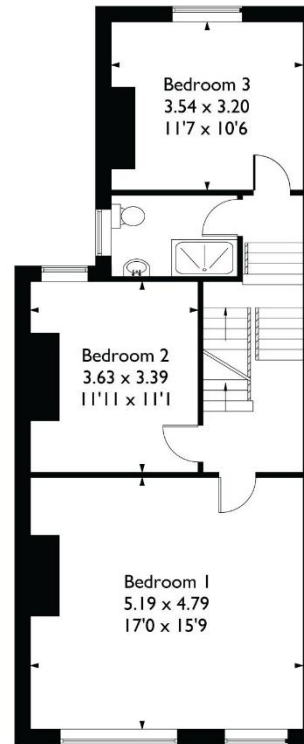


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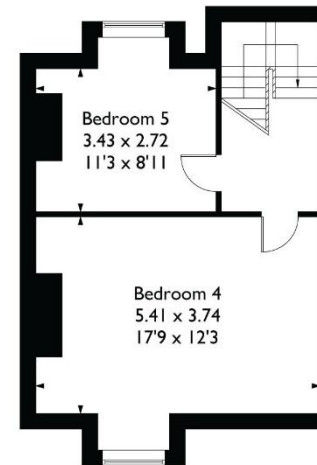
Approximate Gross Internal Area 180.90 sq m / 1946.80 sq ft



Ground Floor



First Floor



Second 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.