



40 Cheriton Place, Westbury-On-Trym
Guide Price £699,000

RICHARD
HARDING



40 Cheriton Place,

Westbury-On-Trym, Bristol, BS9 4AP

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A most attractive, 4 bedroom, 2 bath/shower room, mid-terraced family house on the Henleaze/Westbury-on-Trym borders. Arranged over three storeys with open-plan kitchen/dining room linked to conservatory and opening to an immensely private 50ft rear garden.

Key Features

- 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.
- **Ground Floor:** entrance hallway, sitting room, open-plan kitchen/dining room (19ft x 15ft), conservatory.
- **First Floor:** landing, 3 bedrooms, family bathroom.
- **Second Floor:** landing, double bedroom with en-suite shower room (4 bedrooms in total)
- **Outside:** driveway parking for 2 cars, 50ft rear garden with sitting out area.
- Gas fired central heating, double glazed windows throughout and an abundance of natural light.





GROUND FLOOR

APPROACH: via block paved driveway providing off road parking for two cars with fenced boundaries and flower border containing shrub and hedgerow. The driveway leads up to an attractive covered entrance with rose climber beside where you will find the main front door to the property.

ENTRANCE HALLWAY: staircase rising to first floor landing, engineered oak flooring, picture rail, doors accessing an understairs storage cupboard, radiator, coat hooks. Doors off to the sitting room and kitchen/dining room.

SITTING ROOM: (front) (12'0" x 11'11") (3.65m x 3.62m) high ceilings with picture rail, period style fireplace with gas coal effect fire, timber surround and slate hearth, built in floating book shelves to chimney recess, radiator and double glazed windows to front.

KITCHEN/DINING ROOM: (19'0" x 15'2") (5.80m x 4.62m) a generous kitchen/dining space (formerly two rooms) with a modern fitted kitchen comprising base and eye level cream coloured units with wood block worktop over and inset 1½ bowl sink and drainer unit. Integrated appliances including a Bosch electric oven, 5 ring gas hob with chimney hood over, dishwasher and further appliance space for fridge/freezer. Ample space for dining and seating furniture, plenty of natural light provided by double glazed windows to side and central double glazed French doors accessing a conservatory/garden room.

CONSERVATORY/GARDEN ROOM: (9'10" x 8'0") (3.0m x 2.45m) double glazed windows and doors to rear and side, overlooking the rear garden.

FIRST FLOOR

LANDING: doors leading off to bedroom 2, bedroom 3, bedroom 4 and family bathroom/wc. Staircase continues up to the second floor where there is a large loft converted principal double bedroom with en-suite.

BEDROOM 2: (front) (12'1" x 11'11") (3.68m x 3.62m) a double bedroom with high ceilings, picture rail, double glazed windows to front, an attractive period fireplace and a radiator.

BEDROOM 3: (rear) (15'1" x 10'2") (4.61m x 3.10m) a good sized double bedroom with high ceilings, picture rail, period fireplace, radiator. Double glazed windows to rear overlooking the rear and neighbouring gardens with a green backdrop of the trees of Old Quarry Park.

BEDROOM 4: (rear) (10'11" x 7'9") (3.34m x 2.35m) high ceilings with picture rail, double glazed window to rear, radiator.

FAMILY BATHROOM/WC: (front) a white suite comprising a double ended panelled bath, corner shower enclosure, pedestal wash basin, low level wc, heated towel rail, double glazed window to front, inset spotlights and extractor fan.

SECOND FLOOR

LANDING: with Velux skylight window to front and door accessing bedroom 1.

BEDROOM 1: (15'6" x 15'1") (4.72m x 4.59m) a loft converted double bedroom with Velux skylight windows to front and rear, feature chimney recesses with inset book shelving, low level cupboards access eaves storage space, further doors access recessed wardrobe and en-suite, radiator.

En Suite Shower/wc: a white suite comprising a shower room with Triton electric shower, low level wc, wall mounted wash basin with mosaic tiled splashbacks, tiled floor, heated towel rail, shaver point, inset spotlights, extractor fan and Velux skylight window to front.





OUTSIDE

FRONT GARDEN/OFF ROAD PARKING: the frontage of the property has been landscaped to block paving providing driveway off road parking for two cars.

REAR GARDEN: (approx. 50ft max x 18ft) (15.24m x 5.49m) a lovely private level rear garden mainly laid to lawn with generous paved seating area closest to the property and further decked seating area to the rear. There is a garden shed. Off the rear garden there are doors accessing a utility/storage cupboard and further garden store. Outdoor tap and flower borders containing various plants and shrubs. The garden has a wonderful leafy backdrop and gated access directly out onto Old Quarry Park.

UTILITY: plumbing for washing machine, built in shelving and the Worcester gas central heating boiler.

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. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

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		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

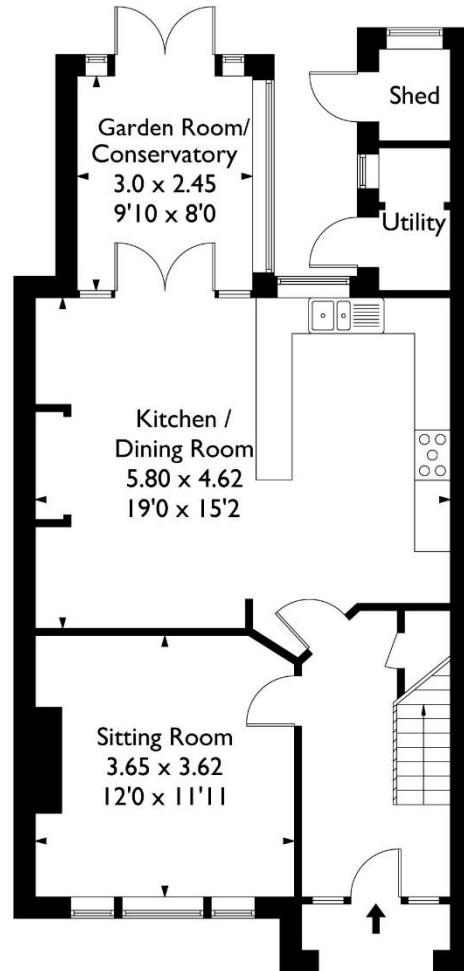
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



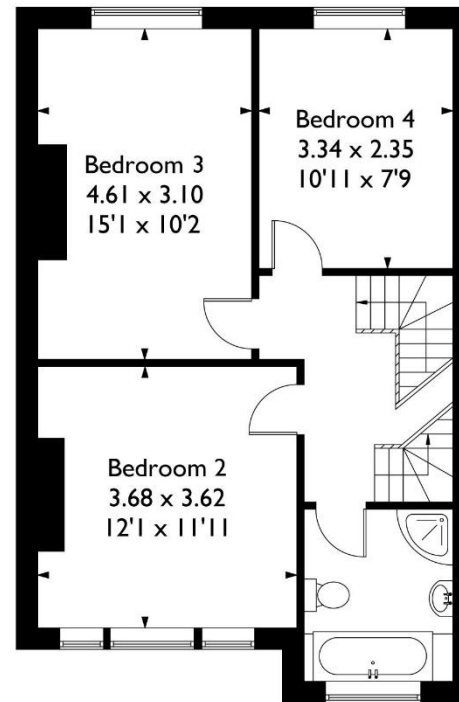


Cheriton Place, Westbury-on-Trym, Bristol BS9 4AP


Approximate Gross Internal Area 131.80 sq m / 1418.50 sq ft
(Excludes Shed / Utility)

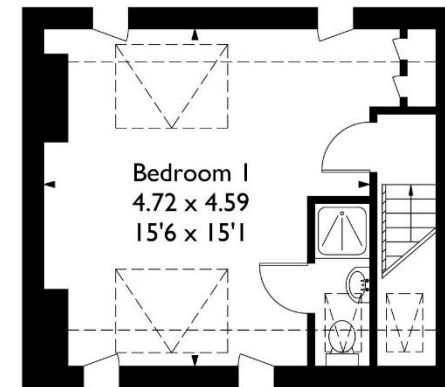


Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0



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.