



Basement Flat, 20, Vyvyan Terrace
Guide Price £465,000

RICHARD
HARDING

Basement Flat, 20 Vyvyan Terrace

Clifton, Bristol, BS8 3DG

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Situated along a fine Georgian Grade II* Listed bath stone terrace within the heart of Clifton, a well-balanced lower ground floor 2 bedroom apartment with its own private entrance, use of front courtyard, alongside the benefit of access to a beautiful communal garden. To be offered to the market with no onward chain.

Key Features

- Vyvyan Terrace was built of Bath stone in the 1830s in the slightly late Georgian style. The architect is thought by Historic England to be Richard Shackleton Pope, one of Bristol's most influential architects and the designer of such Bristol landmarks as St Mary on the Quay and the Arncliffe. It is considered by English Heritage as "one of the finest of the Regency Clifton terraces".
- Situated on the lower ground floor of this striking end of terrace building, the property benefits from use of a courtyard garden to the front elevation alongside a private entrance.
- Two bedrooms & two bathrooms, with a large open plan kitchen/living/dining space.
- Useful vault storage options.
- Prime location in the heart of Clifton Village in an architecturally distinguished Georgian terrace with beautiful residents' communal gardens opposite. Within a short level stroll of the restaurants and shops of Clifton, whilst being within easy reach of all central areas and the green open spaces of the Downs, Ashton Court and Leigh Woods.
- To be offered to the market with no onward chain, enabling a prompt & straightforward move for a potential purchaser.

ACCOMMODATION

APPROACH: the property is accessed from pavement between an iron gate which subsequently opens to staircase with several stone steps which descend down to the lower courtyard area, where on your right hand side a multi-panelled wooden door with glass insert, opens into:-

ENTRANCE HALLWAY: laid to tiled flooring, light point, wall mounted coat hooks. Secondary wooden door opens into:-

KITCHEN/DINING/LIVING ROOM: (22'4" x 19'7") (6.80m x 5.97m) an open plan room, measured as one, but described separately as follows:-

Living/Dining Space: laid to engineered wooden flooring, light coming in from the front elevation via two large multi-paned sash windows overlooking the front courtyard with a layer of secondary glazing beyond, column radiator, moulded skirting boards, multiple light points, space into chimney recess for a log burner, various wall mounted shelving units. Wooden door to inner hall.

Kitchen: laid to tiled flooring; comprising a variety of wall, base and drawer units with roll edged wood effect worktops, 1 ½ bowl sink with drainer to side and chrome tap over, cubed splashback tiled surrounds on three sides, integrated dishwasher, integrated electric oven with 4 ring hob over and extractor hood above, space for freestanding washer/dryer, light point, extractor fan.

INNER HALL: a large inner hall with access to bedroom 1, bedroom 2 and bathroom. Laid to engineered wooden flooring, radiator, ceiling downlights, wall mounted fuse box and thermostat.





BEDROOM 1: (16'5" x 8'6") (5.00m x 2.58m) a good sized principal bedroom with enough space for double bed, desks and wardrobes etc. depending upon one's preferences. Laid to fitted carpet, with light coming in from the rear elevation via multi-paned sash window, moulded skirting boards, radiator, light point, integrated shelving units.

BEDROOM 2: (10'10" x 8'4" plus 11'7" x 6'10") (3.30m x 2.54m plus 3.53 x 2.09m) laid to fitted carpet with radiator, light coming in from the rear elevation via multi-paned sash window, integrated wardrobes, integrated cupboard housing the wall mounted Worcester combi gas boiler, airing cupboard, light point. Door to:-

En-Suite Shower Room/WC: laid to tiled flooring with low level wc, floor standing hand wash basin with chrome tap, shower cubicle with glass insert and wall mounted electric shower head and controls, light point, extractor fan, stylish wall tiling on two sides.

BATHROOM/WC: laid to tiled flooring and comprises low level dual flush wc, floor standing hand wash basin with chrome tap, tiled bath cubicle with electric shower head and controls over, stylish tiled wall tiling, ceiling downlights, extractor fan, towel radiator, access hatch into loft storage space.

OUTSIDE

FRONT COURTYARD: benefits from use of a compact courtyard to the front elevation.

COMMUNAL GARDEN: directly opposite and exclusive to the residents of Vyvyan Terrace is a substantial communal space laid to lawn.

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 Leasehold, with a new 999 year lease to commence from 2025. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that there is no monthly service charge payable but any costs are split on an as and when basis. The two maisonettes in the building pay 40% of any maintenance costs and the basement flat pays 20%. This information should be checked by your legal adviser.

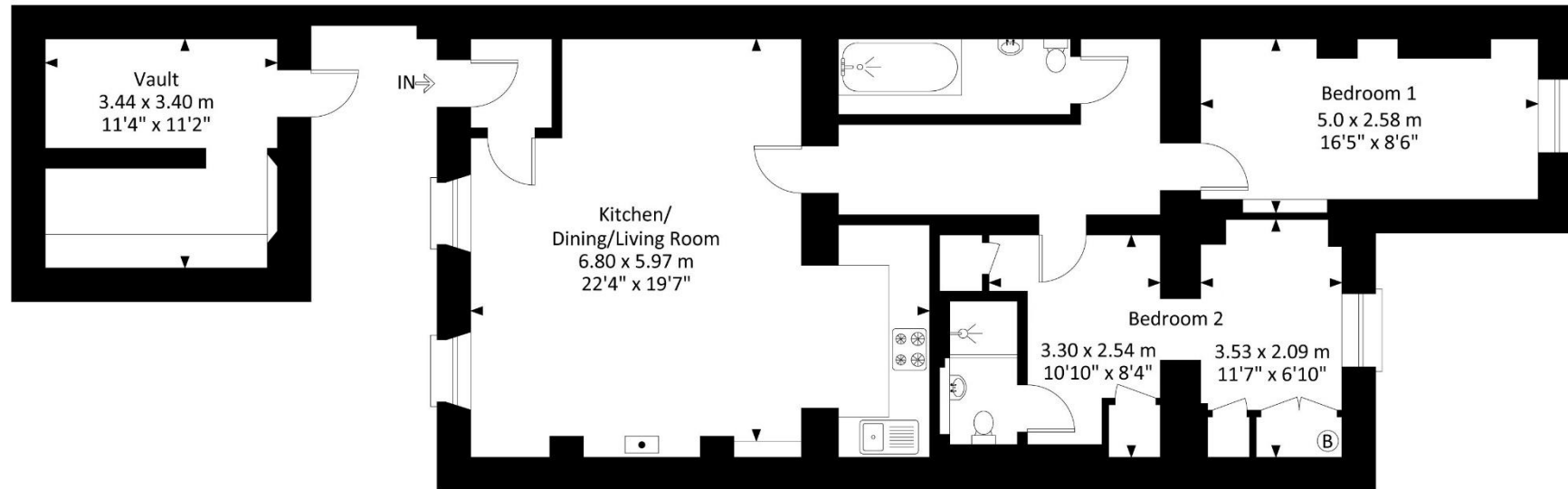
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

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.

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Approximate Gross Internal Area = 87.10 sq m / 937.53 sq ft
(Excluding Vault)



Lower Ground Floor

Illustration for identification purposes only, measurements and approximate, not to scale.