



2 Courtside Mews, Cotham

Guide Price £695,000

RICHARD
HARDING



2 Courtside Mews,

Cotham, Bristol, BS6 6PS

RICHARD
HARDING

A fabulous modern townhouse located in a prime location on a peaceful cul-de-sac on the borders of Cotham and Redland. Further benefiting from a bright and fresh interior and a sunny low maintenance level rear garden.

Key Features

- Situated within just yards of Cotham Gardens Park, Redland train station and the fabulous local cafes and restaurants of both Zetland Road, Chandos Road and Gloucester Road whilst also being convenient for access to all central areas.
- Excellent schools are also close by including Cotham Gardens Primary, St. Johns Primary, Cotham Secondary and Bristol Grammar School. Cotham Hill and Whiteladies Road are also nearby.
- Accommodation: versatile accommodation arranged over 3 floors with ground floor comprising an entrance hallway, ground floor shower room/wc and flexible garden room/guest bedroom 4.
- First floor: kitchen/dining room and spacious sitting room.
- 3 further bedrooms and a roomy family bathroom/shower/wc.
- Offered with no onward chain, making a prompt and convenient move possible.
- A exceptionally well-located family home in a neighbourly and peaceful yet central cul-de-sac.





GROUND FLOOR

APPROACH: via a covered entrance with 2 steps up leading to the main front door to the house into: -

ENTRANCE HALLWAY: useful understairs storage space with staircase rising to the first-floor landing, radiator, hooks and doors leading off to the ground floor garden room/reception space and a ground floor shower room/wc.

GARDEN ROOM/ RECEPTION ROOM: (19'3" x 18'0" max reducing to 8'0") (5.87m x 5.49m reducing to 2.44m) a large open plan L shaped room, currently used by the owners as a guest bedroom suite and study, offering great flexibility due to the nature of the layout. The space includes a utility area with built in units comprising base and eye level cupboards and drawers with square edged worktops over and inset sink and drain unit, fridge freezer, slimline dishwasher and plumbing and appliance space for washing machine. Open plan space has plenty of natural light due to the double-glazed windows to rear and 3 large bi-folding doors to rear, which provide a seamless access out onto the sunny rear garden. Radiator and ample space for living/bedroom furniture.

SHOWER ROOM/WC: a white suite comprising of a recessed shower enclosure with system fed shower, alcove shelving, low level wc, wash hand basin set into counter, inset spotlights and extractor fan.

FIRST FLOOR

LANDING: staircase rising to the second-floor landing and doors off to the first floor living space which includes a large L-shaped living room and separate kitchen/dining room.

SITTING ROOM: (17'11" x 13'3") (5.46m x 4.04m) generous living space with 2 large double glazed picture windows to rear offering a lovely open outlook over rear and neighbouring gardens and across to the rooftops of Redland. There are radiators and inset spotlights.

KITCHEN/DINING ROOM: A modern semi open plan kitchen dining space measured and described separately as follows.

Kitchen: (9'5" x 7'9") (2.87m x 2.36m) Modern fitted kitchen comprising base and eye level cupboards and drawers with worktop over and integrated appliances including fridge freezer, oven, induction hob and dishwasher. There is an inset sink and drain unit, corner cupboard with plumbing for washing machine, which also houses the Worcester gas central heating boiler. Double glazed window to front and inset spotlights.

Dining Room: (11'1" x 7'10") (3.38m x 2.39m) double glazed windows to front, radiator and inset spotlights.

SECOND FLOOR

LANDING: central landing with doors off to all 3 bedrooms and family bathroom/wc. Loft hatch accessing a loft storage space.

BEDROOM 1: (rear) (13'3" x 9'9") (4.04m x 2.97m) double bedroom with inset spotlights, radiator and double-glazed windows offering far reaching views over rooftop of the surrounding area to Clifton and Redland.

BEDROOM 2: (front) (11'1" x 8'2") (3.38m x 2.49m) a double bedroom with double glazed window to front, inset spotlights and radiator.

BEDROOM 3: (rear) (10'1" x 8'0") (3.07m x 2.44m) double glazed window to rear offering a similar outlook to bedroom 1, radiator and inset spotlights.

FAMILY BATHROOM/WC: spacious family bathroom with panelled bath oversized shower enclosure with system fed shower, low level wc, wash hand basin, double glazed window to front, tiled walls, inset spotlights and extractor fan.



OUTSIDE

REAR GARDEN: a tastefully landscaped town garden attracting much of the afternoon/early evening summer sunshine, laid to low maintenance artificial lawn with raised railway sleeper flower borders containing various shrubs and a palm tree. A perfect low maintenance outdoor space for any entertaining.

PARKING: the property falls withing the local residents parking permit scheme and permits are available from the council for a modest annual fee. As well as the residents parking scheme the owner of the houses in Courtside Mews tend to park their own car outside their own property.

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: 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

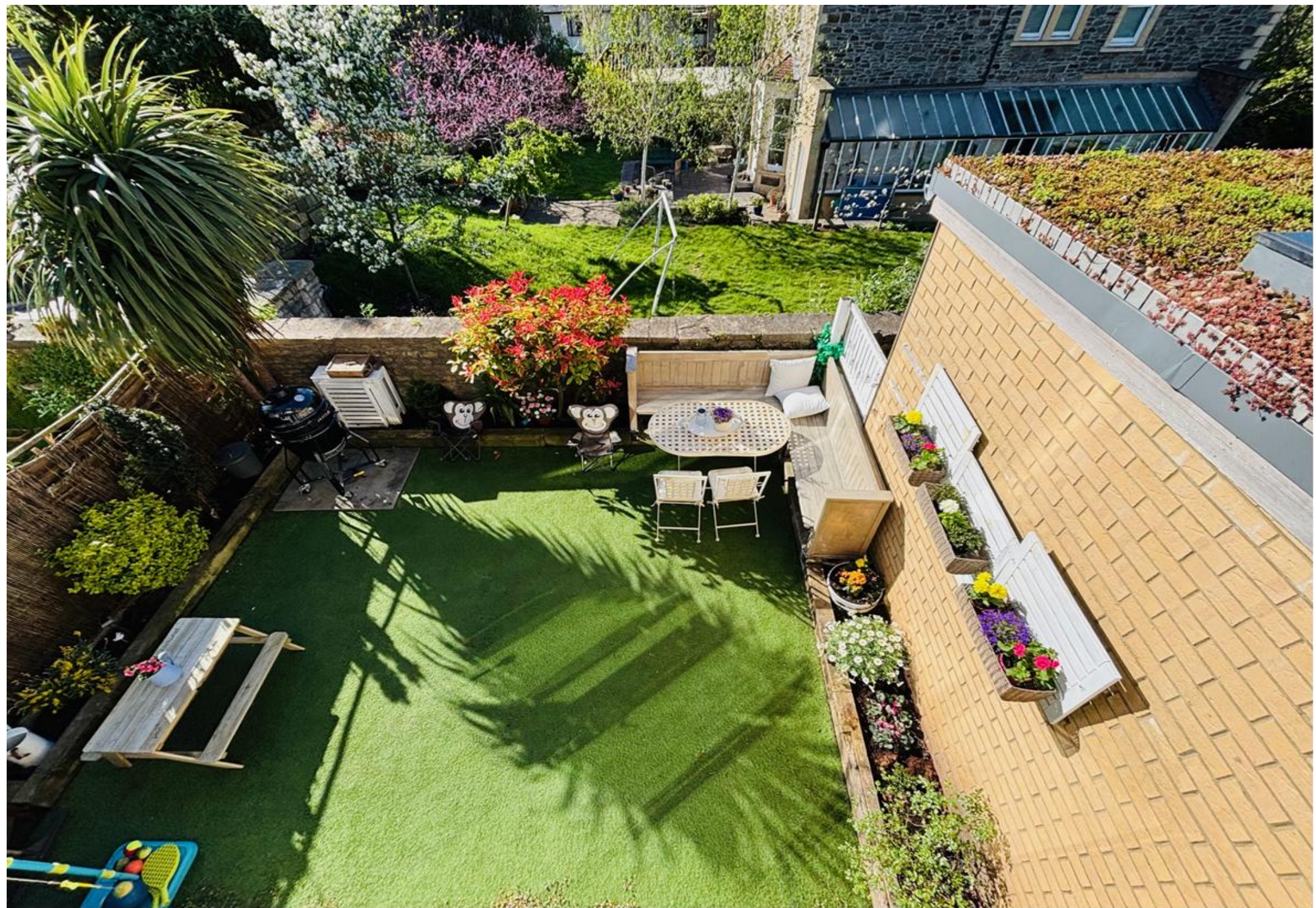
representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

- 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		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

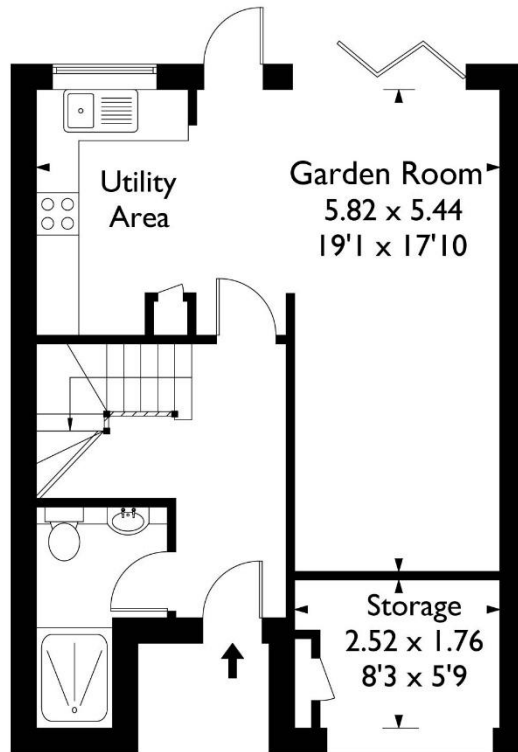
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



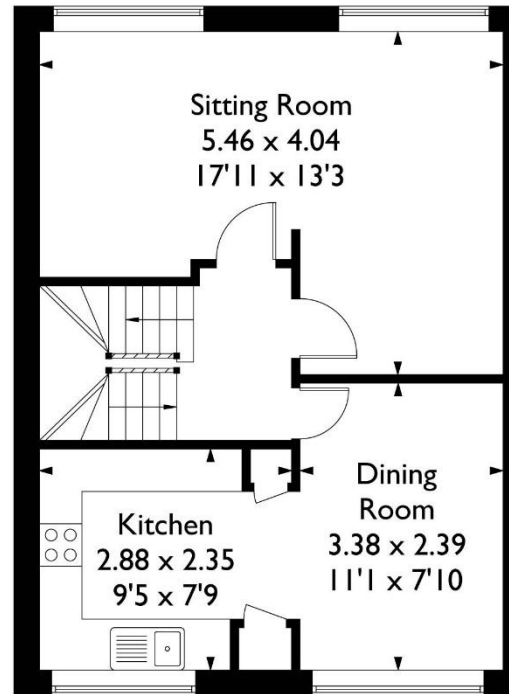


Courtside Mews, Redland, Bristol BS6 6PS

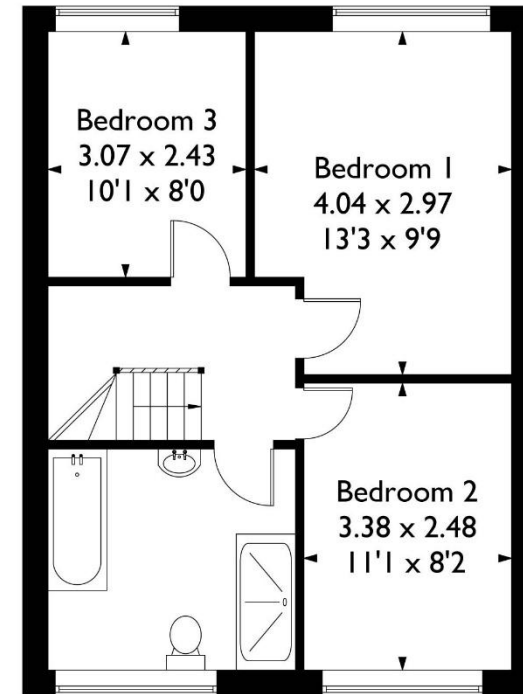
Approximate Gross Internal Area 119.3 sq m / 1283.9 sq ft



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.