



Garden Flat, 3 Cotham Side
Guide Price £385,000

RICHARD
HARDING

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Cotham, Bristol, BS6 5TP

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A bright and spacious (circa 630 sq.ft.) one double bedroom garden flat set within an attractive Victorian period building benefitting from its own private entrance.

Key Features

- Updated and modernised by the current owners offering a versatile layout and generous rooms sizes.
- Attractive private rear garden plus a communal front garden.
- Located on a desirable road close to St Matthews Church whilst being convenient for the city centre, Gloucester Road and Whiteladies Road.
- Set within the Kingsdown (KN) Residents' Parking Zone.

ACCOMMODATION

APPROACH: from the pavement, proceed down the pathway to the left hand side of the building. Steps descend to an iron gate and the private entrance door to the flat can be found on the right hand side.

ENTRANCE HALLWAY: via wooden front door, ceiling light point, radiator, wooden parquet flooring, space for freezer, moulded skirting boards. Large storage cupboard housing Worcester combi boiler, fitted shelf and light. Doors radiate to:-

KITCHEN: (15'5" x 5'5") (4.70m x 1.65m) fitted with a matching array of wall, base and drawer units with wood effect laminate worktop over and 1½ bowl sink with drainer unit to side and mixer tap over, tiled splashbacks. Integrated single oven with electric hob and extractor fan over. Appliance space for washing machine and fridge. Windows to side and rear elevations, ceiling light point, radiator, moulded skirting boards, wooden parquet flooring.

SITTING/DINING ROOM: (14'1" x 13'9") (4.28m x 4.20m) a well-proportioned room with ample space for both sofas and dining furniture. Ceiling light point, coving, sash window with working shutters overlooking the private rear garden, large built-in storage cupboard. Radiator, parquet wooden flooring and moulded skirting boards.

BEDROOM 1: (14'9" x 14'9") (4.50m x 4.50m) a large double bedroom with bay to front elevation comprising three sash windows with working shutters. Ceiling light point, coving, period cast iron fireplace (working), built-in wardrobes with hanging rail, radiator, wooden parquet flooring, moulded skirting boards.

BATHROOM/WC: a modern suite comprising low level wc, pedestal wash hand basin, double shower enclosure with system fed shower over, ceiling light point, extractor fan, fully tiled walls with built-in mirror, wall mounted chrome towel radiator, tiled flooring.

OUTSIDE

FRONT GARDEN: communal garden mainly laid to lawn with borders housing a variety of mature shrubs, plants and trees.





REAR GARDEN: (30'5 x 25'0) (9.27m x 7.62m) access from side pathway. Laid to a combination of flagstone paving and chippings, with deep borders edged by wooden sleepers housing a variety of mature plants and shrubs. Wooden shed and outside 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 Leasehold for the remainder of a 1000 year lease from 1 January 1982 and is subject to a perpetual yearly rentcharge of £5.0s.0d. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £85. This information should be checked by your legal adviser.

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

PLEASE NOTE:

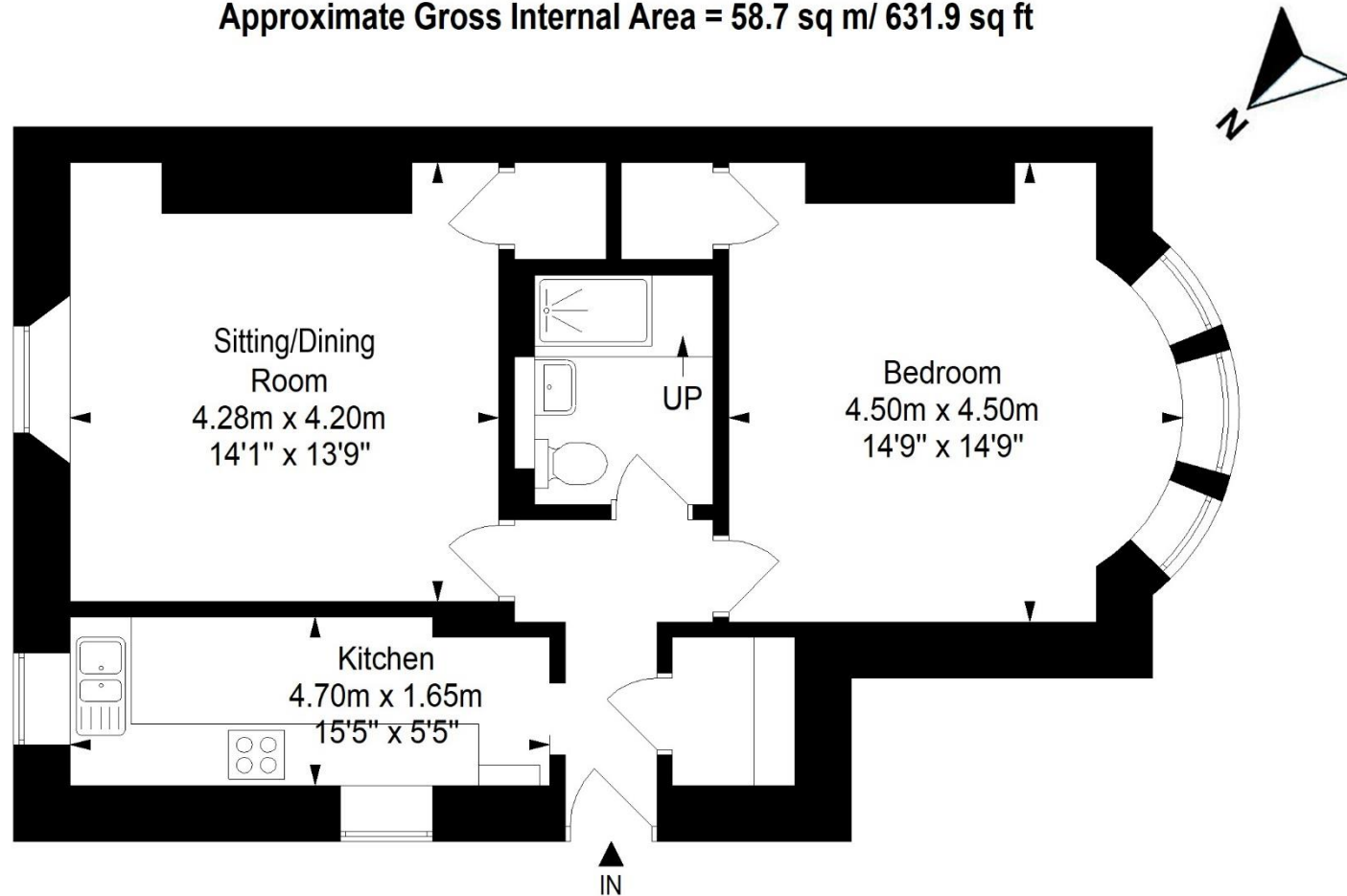
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		66 D	78 C

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 = 58.7 sq m/ 631.9 sq ft



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print