



19 Rownham Mead, Harbourside
Guide Price £750,000

RICHARD
HARDING



19 Rownham Mead,

Harbourside, Bristol, BS8 4YA

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A superbly situated, 3 double bedroom, 2 bath/shower room, end of terrace water-fronting townhouse with privileged dual aspect views overlooking Bristol's historic floating harbour and Pooles Wharf Marina towards the SS Great Britain, having rear garden, driveway parking and integral garage.

Key Features

- The property offers immensely flexible and well-proportioned accommodation arranged over three floors with gas central heating and double glazed windows throughout.
- The property forms part of a row of water fronting townhouses with interesting views in a southerly direction across the water, and in an easterly direction across Pooles Wharf Marina towards the SS Great Britain. These dual aspect views are unique to this house courtesy of its corner plot on the development.
- Hotwells, along with neighbouring Clifton, was extremely fashionable during the 18th Century due to its spa and bottled water and is still full of important reminders of its maritime past, Rownham Mead having been built on the former site of Champions Quay. Today, the area combines access to the M5, M4 and M32 motorways with the convenience of being close to the main areas of employment, shopping and leisure that Bristol has to offer.
- Regular buses to and from the city combine with the daily water bus services with landing stages in the city centre and Temple Meads mainline station.
- **Ground Floor:** open-fronted porch, entrance hallway, cloakroom/wc, kitchen/dining room.
- **First Floor:** part galleried landing, sitting room, double bedroom with en-suite shower room.
- **Second Floor:** landing, two further double bedrooms, family bathroom/wc.
- **Outside:** driveway parking for one car, integral single garage, south facing rear garden.





GROUND FLOOR

APPROACH: from the brick paved driveway, there is an open-fronted pillared porch with external wall light. Part obscure glazed casement door with side panel, opening to:-

RECEPTION HALL: a most welcoming entrance, having an elegantly rising staircase ascending to the first floor with handrail and useful understairs storage cupboards, wood effect flooring, radiator, ceiling light point, cloakroom cupboard with handrail and shelving. Four-panelled door opening to the integral garage. Multi-paned wooden door opening to the kitchen/dining room, four-panelled door opening to:-

GROUND FLOOR WC: low level dual flush wc, pedestal wash basin with mixer tap, wood effect flooring, ceiling light point, extractor fan, double opening cupboard with fitted shelving.

KITCHEN/DINING ROOM: (19'2" x 12'8") (5.83m x 3.85m) enjoying plenty of natural light with window and double doors overlooking and opening externally onto the rear garden with views across Bristol's historic harbourside. Comprehensively fitted with an array of Shaker style base and eye level units combining drawers and cabinets. Roll edged granite effect worktops surfaces with splashback and pelmet lighting. Stainless steel sink and draining board to side with mixer tap over. Integral appliances include gas oven, microwave, 5 ring gas hob, stainless steel extractor hood, dishwasher, fridge, freezer and washing machine. Wood effect flooring, radiator, two ceiling light points, ample space for table and chairs.

FIRST FLOOR

LANDING: window to the front elevation, radiator, ceiling light point, staircase continuing to the second floor. Four-panelled door opening to bedroom 1. Part obscure glazed wooden door with side panel and overlight, opening to:-

SITTING ROOM: (21'8" x 19'2") (6.61m x 5.85m) a remarkably light dual aspect reception room having large window plus additional window to the rear elevation overlooking Bristol's historic harbourside. Additional 9ft wide box bay window to the side elevation looking directly above the Pooles Wharf marina with its assortment of pleasure boats and canal boats. Chimney breast with inset coal effect gas fire with fitted shelving to either side. Radiator. Two ceiling light points.

BEDROOM 1: (11'8" x 11'6") (3.55m x 3.51m) large window to the front elevation with views of the development as well as the marina. Radiator and ceiling light point. Four-panelled door opening to:-

En-Suite Shower Room/WC: low level wc, pedestal wash handbasin with mixer tap and splashback tiling. Shower cubicle with wall mounted shower unit plus handheld attachment and an overhead circular waterfall shower. Shaver point. Two ceiling light points. Heated towel rail/radiator, extractor fan.

SECOND FLOOR

LANDING: ceiling light point and loft access with pull-down ladder to part-boarded loft space. Four-panelled doors opening to:-

BEDROOM 2: (13'3" x 11'0) (4.04m x 3.36m) dual aspect with windows to the rear and side elevations with views of Bristol's historic harbourside including the SS Great Britain and the Pooles Wharf marina. Radiator and ceiling light point.

BEDROOM 3: (14'5" x 6'9") (4.39m x 2.06m) dual aspect with windows to the front and side elevations with views of Bristol's historic harbourside and marina. Airing cupboard housing hot water cylinder with slatted shelving. Radiator and ceiling light point.

FAMILY BATHROOM/WC: low level dual flush wc with concealed cistern, wash handbasin with swan neck mixer tap and double opening cupboard below. Panelled bath with shower screen, swan neck mixer tap, built-in shower unit and handheld shower attachment. Wood effect flooring, heated towel rail, obscure glazed window to the front elevation, fully tiled walls, shaver point, inset ceiling downlights.



OUTSIDE

DRIVEWAY PARKING: brick pavioured driveway with space for one car. Access to:-

INTEGRAL GARAGE: (17'11" x 10'4") (5.45m x 3.15m) remote electronically operated up and over door, light and power connected, fitted shelving, space for tall fridge/freezer, space for tumble dryer.

FRONT GARDEN: to either side of the driveway there are shrub borders featuring an array of flowering plants and mature shrubs.

REAR GARDEN: (20'2" x 12'0) (6.15m x 2.44m) enjoying a sunny south-easterly orientation and enclosed on two sides by low level brick walling, timber trellis and pergola to one side with an established wisteria. Designed for ease of maintenance with brick paviours and ample space for garden furniture, potted plants and barbecuing etc. Well-stocked with an array of flowering plants and mature shrubs plus outside water tap.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, 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 the remainder of a 999 year lease from 25 March 1980 and is subject to an annual ground rent of £25. There is also a service charge of £240 per annum to cover the cost of maintaining communal areas and access roads. This information should be checked with your legal adviser.

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

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		84 B
69-80	C	70 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.



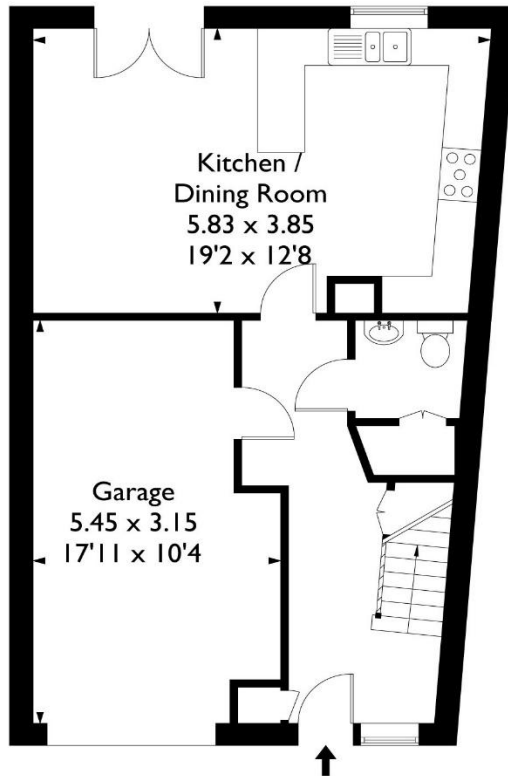


Rownham Mead, Hotwells, Bristol BS8 4YA

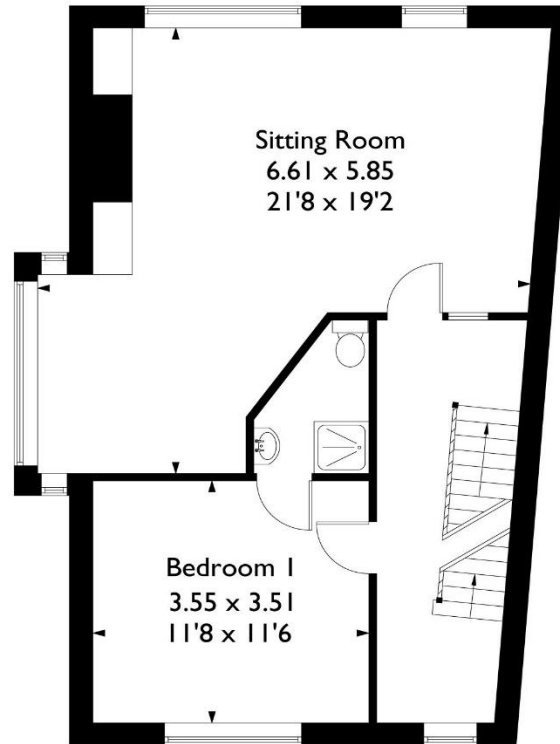
Approximate Gross Internal Area 121.6 sq m / 1308.7 sq ft

Garage Area 15.8 sq m / 169.8 sq ft

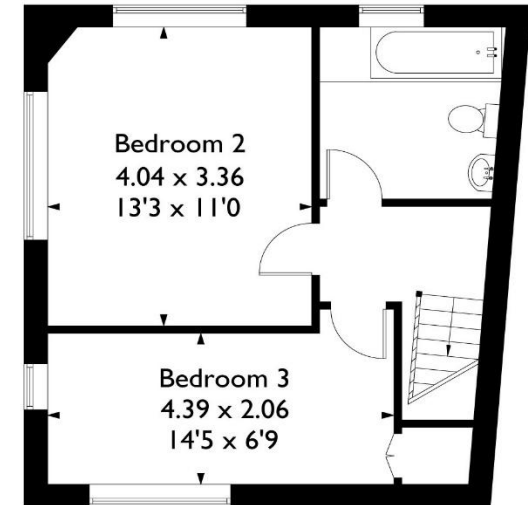
Total Area 137.4 sq m / 1478.5 sq ft



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.