



13 Briarwood, Westbury on Trym
Guide Price £875,000 - £900,000

RICHARD
HARDING



13 Briarwood,

Westbury on Trym, Bristol, BS9 3SS

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A superbly located 4-bedroom, 3-bathroom, 2-reception room detached house with mature front and rear gardens, double garage and large front driveway. Measuring approximately 229m (2474 sq ft) with great kerb appeal and views.

Key Features

- Situated on a peaceful cul-de-sac in the heart of BS9 within close proximity of Elmlea School and a short stroll from shops and cafes on Stoke Lane. Canford Park and Durdham Downs are also within easy reach as are bus connections to central areas.
- Excellent long driveway with turning space and substantial double garage with workshop area.
- In good condition overall but will require a degree of modernisation.
- Very attractive front and rear gardens.





GROUND FLOOR

APPROACH: the property is approached over its driveway with a short flight of 5 steps with handrails and outside lighting to shallow covered porch area with partially obscured upvc double glazed door with side windows into: -

ENTRANCE VESTIBULE: spacious vestibule area with double-glazed lean-to style roof with stained wood panelled door with further double-glazed windows to side opens to: -

CENTRAL HALLWAY: a long spacious hallway in a general L-shape provides access to all principal rooms on the ground floor with cast iron column radiator, straight staircase rising to first floor landing, BT Open Reach connection and upvc double glazed window to side elevation overlooking driveway and garage.

Understairs Storage Cupboard: large understairs storage cupboard with good head height and "Jack and Jill" style doors, coat hanging space and space for further appliances.

SITTING ROOM: (23'10" x 13'11") (7.26m x 4.24m) dual aspect room with parquet flooring large window and French doors onto rear elevation directly overlooking garden with further pair of side windows to side elevation into greenhouse with fireplace below (not in use), radiator, cast iron column radiator and a pair of ceiling roses. This room can easily be sub-divided into a sitting room and dining area if required.

KITCHEN: (19'0" x 9'1") (5.79m x 2.77m) dual aspect room with windows looking to side elevation towards driveway and garage with double glazed door onto garden. Eye level units with roll edged worksurfaces with upstand, undercounter units, integrated 1½ sink with swan neck mixer tap and food macerator, *Quooker* instant hot water tap with drainer. Space for microwave, space for undercounter freezer, integrated electric oven, integrated 4 ring induction hob with extractor hood over and integrated tall fridge and a further integrated freezer to side and space for full size undercounter dishwasher. Breakfast bar on opposing wall with seating for 2 with radiator below and internal sliding screen opens to: -

Pantry: pantry/utility cupboard with space for washing machine, wall mounted valiant ecoTEC plus 428 boiler, radiator and wall mounted shelving.

CLOAKROOM/WC: ground floor cloak room with separate wc to the main shower room on this level with obscured upvc double glazed window to side elevation, radiator and close coupled wc.

SHOWER ROOM: walk-in shower cubicle with mains fed shower and partially tiled enclosure, dual aspect room with upvc double glazed window to front elevation and further obscured upvc double glazed window to side with radiator below, partial tiled walling continues with pedestal hand basin, corner cupboards, corner mirrored medicine cabinet and built-in cupboards positioned above the shower.

DINING ROOM: (17'7" x 12'9") (5.36m x 3.89m) an attractive formal dining room to the front elevation with angled upvc double glazed bay with pleasant street scene views and radiator.

BEDROOM 4/STUDY: (22'3" x 8'11") (6.78m x 2.72m) a large triple aspect ground floor bedroom with double glazed windows to front rear and side with opposing radiators at both ends of the room and built in shelving.

FIRST FLOOR

LANDING: a straight staircase rises to the first-floor landing with 3 main doors leading from this level, double glazed Velux skylight for natural light with further skylight with borrowed light directly from the loft area with a pair of loft access hatches, the larger of which has a drop-down ladder and opens to a spacious loft with skylights and is boarded.

BEDROOM 1: (17'3" x 12'6") (5.26m x 3.81m) Upvc double glazed window to front elevation with far reaching views beyond Westbury on Trym into surrounding countryside with radiator on opposing wall, built-in wardrobes and internal door through to: -

En-Suite Bathroom/WC: Upvc double glazed window to side elevation with partially tiled walls, stainless steel bath with mixer tap and mains fed mixer shower, close coupled wc, hand basin set into vanity unit, bidet, radiator, mains fed heated towel rail, mirrored medicine cabinet with shaving point and ceiling mounted extractor fan.

BEDROOM 2: (15'9" x 9'7") (4.8m x 2.92m) Upvc double glazed window to rear elevation with radiator below, low level eaves storage cupboard with convenient access and internal door through to: -

En-Suite Shower Room/WC: dual aspect room with natural light from wood framed double glazed skylight and upvc double glazed obscured window to side elevation, corner shower cubicle with mains fed shower, tiled enclosure which extends to half wall height around the bathroom, hand basin with mixer tap set into vanity unit, mains fed heated towel rail, fixed wall mirror with shaving light, close coupled wc and ceiling mounted extractor fan.

Airing Cupboard: with wooden slatted shelving.



BEDROOM 3: (13'9" x 9'10") (4.19m x 3m) dual aspect room with upvc double glazed window and further wood framed Velux skylight to side and rear elevation, radiator and an internal concertina door opens to: -

Loft Area: level with the adjacent bedroom 3, with the same roof pitch with wood framed Velux double glazed skylight to side elevation, the loft room is in a general L-shape and offers extensive storage with excellent head height upon entry which lowers towards the rear with ceiling joists currently limiting its use as anything more than loft space.

OUTSIDE

FRONT GARDEN: very attractive front lawn sits aside the driveway and is bordered on all sides by an extensive planted garden and small trees on the boundary.

REAR GARDEN: (14ft x 7ft approx.) (4.27m x 2.13m). South Easterly facing rear garden accessed from kitchen or sitting room which is fully enclosed with panelled fence borders with a high degree of privacy. Arranged with a low maintenance raised bedded area with steps up to it with a larger patio area abutting the property. It is well stocked with a range of attractive shrubs, flowers and fruit trees, further benefiting from outside water supply and access to a: -

GREENHOUSE: lean to style greenhouse to the side of the property accessed from the garden.

PARKING & DRIVEWAY: very approximately 25m long driveway with one section narrowing to 2.15m as it passes the house towards the garage. It is block paved with a wider section in front of the house with ample turning area, bin store and water butt. Driveway widens again as it approached the double garage.

DOUBLE GARAGE: (20'9" x 15'6") (6.31m x 4.72m) (door width 4.43m x 2.14m) an electric roller door double garage with pitch roof and side access, the garage widens to 4.70m x 6.29m maximum and has natural light from a pair of skylights and double-glazed door and window towards the garden. Concrete hardstanding, power workshop area and water supply with hand basin.

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 subject to a historic rent charge. 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		
69-80	C		76 C
55-68	D		
39-54	E	48 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.





Briarwood, Westbury on Trym, Bristol BS9 3SS

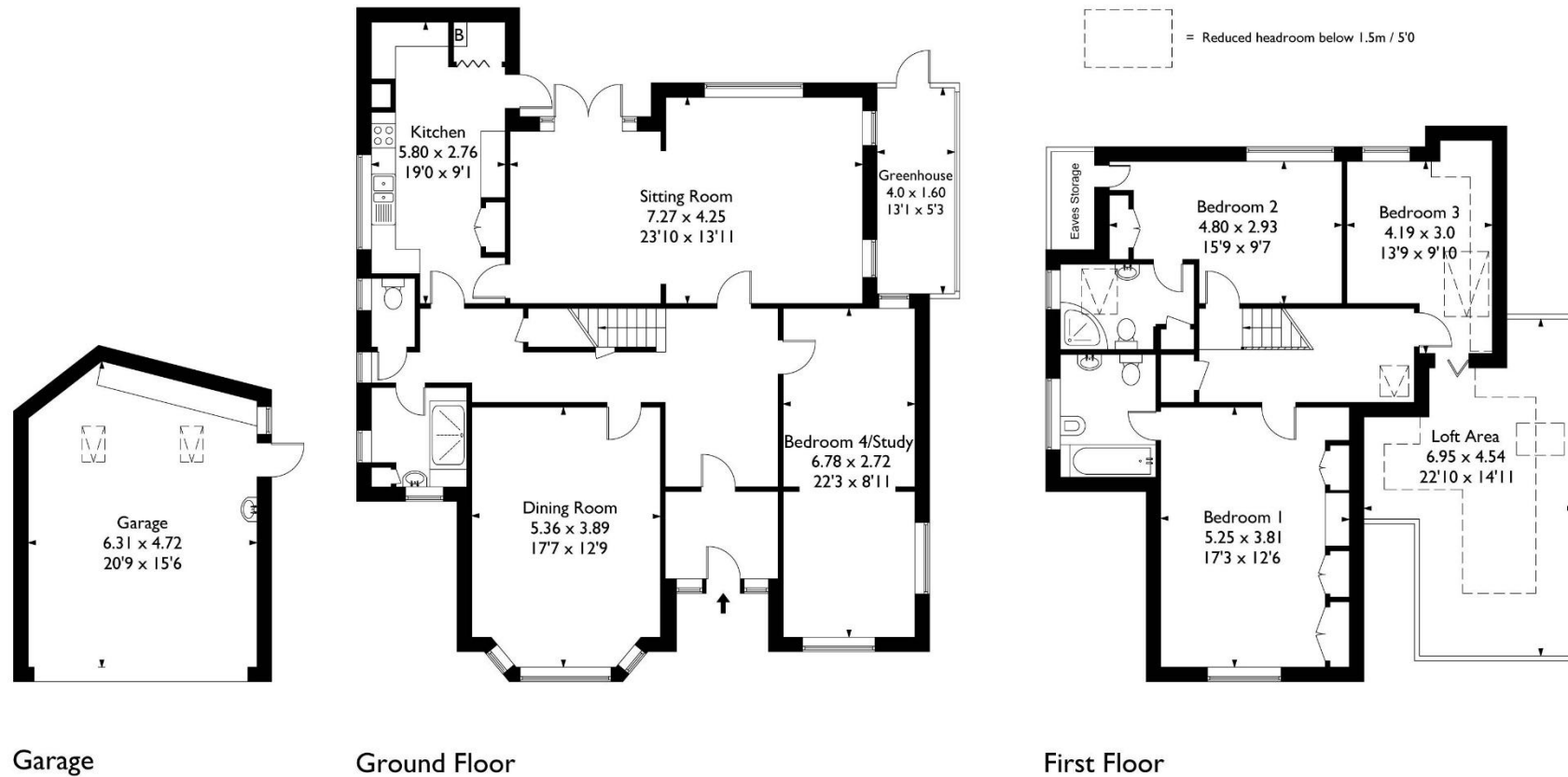
Approximate Gross Internal Area 179.0 sq m / 1926.4 sq ft

Garage Area 27.4 sq m / 294.9 sq ft

Loft Area 23.5 sq m / 253.3 sq ft

Total Area 229.9 sq m / 2474.6 sq ft

(Excludes Greenhouse)



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.