



18 Chapter Walk, Redland

Guide Price £860,000

RICHARD  
HARDING







# 18 Chapter Walk,

Redland, Bristol, BS6 6WA

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A spacious and well-arranged 4-bedroom (2 with en-suite) modern (2006) end of terrace town house located in a fabulous location close to Durdham Downs and within just 750 metres of Redland Green School. Further benefitting from an integral garage, allocated off street parking, a south facing low maintenance garden and two balconies.

## Key Features

- Light and airy accommodation with a versatile layout.
- Wonderful location high up in Redland, close to Durdham Downs and within easy reach of the shops, restaurants and transport links of Whiteladies Road. Also, within approx. 500 metres of Westbury Park School and 750 metres of Redland Green School.
- **Ground Floor:** integral garage with power, light and EV charging point, generous entrance hallway with two good sized storage cupboards and a double bedroom with en-suite shower room and access to rear garden.
- **First Floor:** landing, 17'8" x 9'11" kitchen/breakfast room, 18'4" x 17'7" lounge dining room with access onto a balcony with staircase to garden.
- **Second Floor:** landing, bedroom 1 with en-suite shower room, bedroom 3, bedroom 4 and family bathroom/wc.
- A practical and well located home in a superb location.





## **GROUND FLOOR**

**APPROACH:** via pathway leading to the front door, there is a handy storage cupboard to the right of the front door housing meters and bin.

**ENTRANCE HALLWAY:** (17'8" x 8'1") (5.36m x 2.46m) spacious entrance hallway with wooden flooring throughout, stairs leading to first floor, understairs cupboard and further storage cupboard, ceiling downlights, radiator, wall mounted thermostat, door leading into:

**BEDROOM 2:** (13'1" x 12'11") (3.99m x 3.94m) wooden flooring, radiator, ceiling light, floor to ceiling window floor to ceiling sliding modular shutters and door providing plenty of light and access into the rear garden.

**En Suite Shower Room/wc:** (11'9" x 4'2") (3.58 x 1.27m) smart modern en-suite comprising of low level wc, pedestal wash hand basin, large shower enclosure, part tiled walls, tiled flooring, wall mounted heated towel rail, shaver point, ceiling spotlights.

**INTEGRAL GARAGE:** (17'0" x 9'0") (5.18m x 2.74m) with up and over electric door, light and electric car charging socket.

## **FIRST FLOOR**

**LANDING:** stairs leading up to second floor, doors leading into sitting/dining room, kitchen/breakfast room and separate wc. Radiator, ceiling lights, Airing Cupboard housing gas combination boiler.

**KITCHEN/BREAKFAST ROOM:** (17'8" x 9'11") ( 5.38m x 3.02m) light and airy room with the desired benefit of floor to ceiling windows to front elevation providing plenty of light and pleasant outlook, fully fitted kitchen with Bevill edge sleek gloss base and wall units with granite worktop over and breakfast bar, 5 ring gas hob with stainless steel splash back and AEG filter hood above, integrated electric double oven, fridge and freezer, stainless steel inset sink with drainer, built in cupboard acting as utility space/larder with space and plumbing for washing machine and tumble dryer and plenty of shelving. Radiator, inset spotlights. Space for dining table and chairs.

**SITTING/DINING ROOM:** (18'4" x 17'7" max into dining area) (5.59m x 5.36m) bright sitting room with floor to ceiling window and door providing access onto the first-floor balcony, further window to rear and another window to the side elevation providing an abundance of light and open views to the side of the property. Dining area providing ample space for dining table and at least 4 chairs, 2 radiators, 2 ceiling lights, wooden floor throughout.

**First Floor Balcony:** south facing decked balcony with space for table and chairs, steel spiral staircase leads down to rear garden. Pleasant open views to the side.

**SEPARATE WC:** low level wc, pedestal wash hand basin, tiled floors, wall mounted heated towel rail, inset spotlights.

## **SECOND FLOOR**

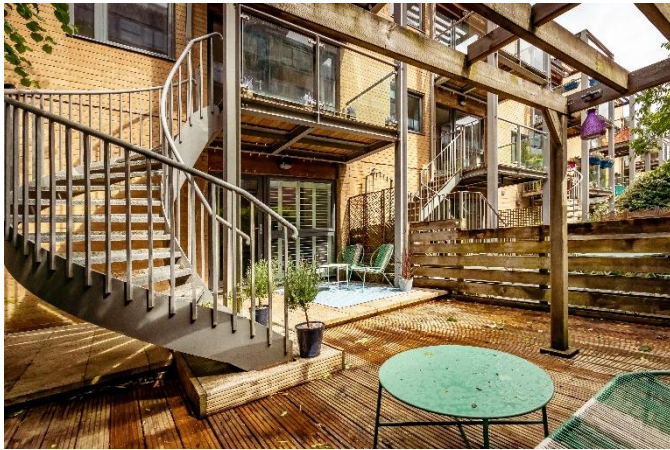
**LANDING:** doors off to bedroom 1, bedroom 3, bedroom 4/study and family bathroom/wc. Radiator.

**BEDROOM 1:** (15'3" x 10'1" min) (4.65m x 3.07m) light filled bedroom due to the south facing floor to ceiling door and windows with access to the second-floor balcony, floor to ceiling sliding modular shutters, 2 built in wardrobes, radiator, ceiling light, door leading into:

**En Suite Shower Room/wc:** low level wc, pedestal wash hand basin, large shower enclosure, part tiled walls, shaver point, wall mounted heated towel rail, inset spotlights.

**Second Floor Balcony:** south facing decked balcony with ample space for chairs and table, open aspect to the side providing views towards Durdham Down.





**BEDROOM 3:** (11'2" x 9'2" min) (3.40m x 2.79m) floor to ceiling windows to front elevation, built in wardrobe, radiator, ceiling light

**BEDROOM 4/STUDY:** (9'1" x 8'1" min) (2.77m x 2.46m) windows to front elevation, radiator, ceiling light.

**FAMILY BATHROOM/WC:** suite comprising of bath with shower over, low level wc, pedestal wash hand basin, part tiled walls, tiled floor, wall mounted heated towel rail, shaver point, ceiling spotlights.

## OUTSIDE

**REAR GARDEN:** (19'2" max x 19'1") (5.84m x 5.82m) enclosed south facing rear garden part paved part decked ideal for entertaining in the summer or winter, pergola over decked area, outside lights & water tap, spiral staircase leading up to first floor balcony and sitting room and direct access into bedroom 2 on the ground floor. Low maintenance garden ideal for escaping the hustle and bustle.

**OFF STREET PARKING:** there is an allocated parking space in the complex marked no.18. There is also additional visitors parking.

**BIKE STORE:** communal bike store.

## 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 250-year lease from 2006 and subject to an annual ground rent of £516. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that this property is subject to an annual service charge of £1208. This should be checked by your legal advisor.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: C

### 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		85 B
69-80	C	76 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.**











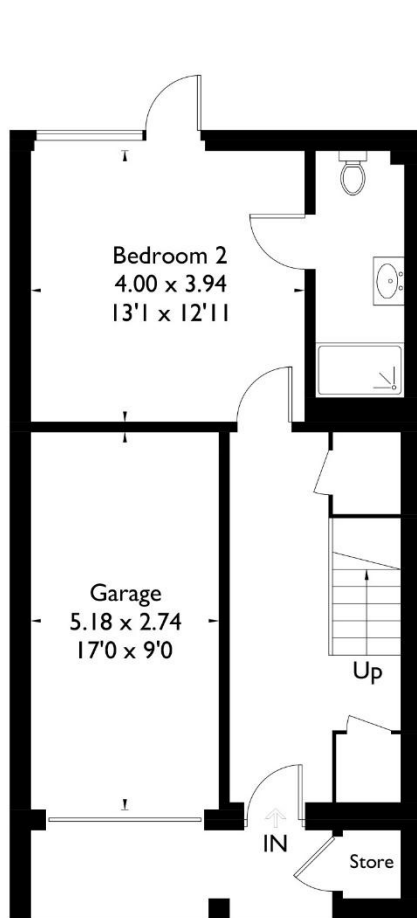
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Approximate Gross Internal Area = 152.7 sq m / 1644 sq ft

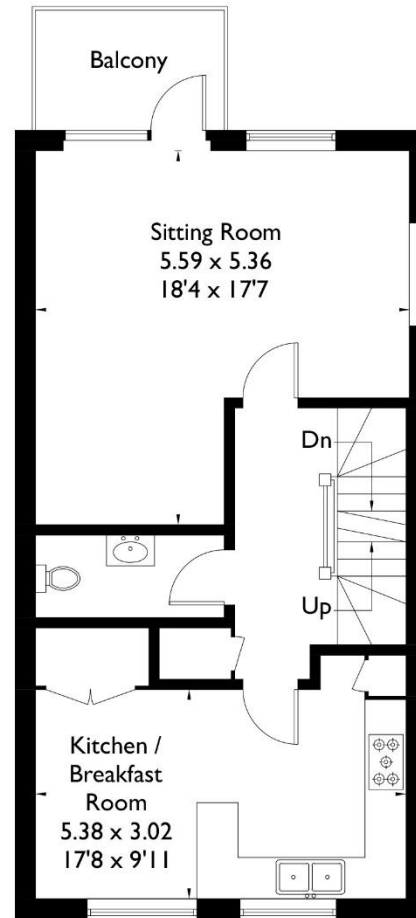
Garage = 15.1 sq m / 162 sq ft

Store = 0.8 sq m / 9 sq ft

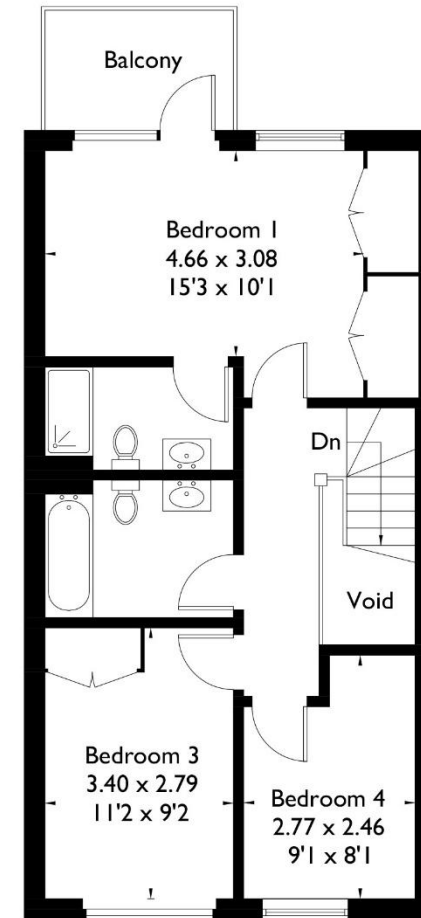
Total = 168.6 sq m / 1815 sq ft  
(Excluding void)



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only. Not to scale  
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