



137 Eastfield Road, Westbury-On-Trym

Guide Price £650,000

RICHARD  
HARDING







# 137 Eastfield Road,

Westbury-On-Trym, Bristol, BS9 4AR

RICHARD  
HARDING

A charming and characterful 4 bedroom (1 with en-suite) period property situated conveniently between Westbury-on-Trym Village and the shops and amenities of Henleaze Road. Further benefiting from a south facing level rear garden, a good-sized garage with useful rear access lane.

## Key Features

- Owned and enjoyed for over 30 years, this well-presented property is now offered for sale with no onward chain.
- Convenient location within a level stroll of the shops, cafes and bus connections of Henleaze Road. Westbury-on-Trym village is also nearby, as is Baddock Wood and Canford Park.
- **Ground Floor:** entrance hallway, through lounge/dining room, separate kitchen/breakfast room with direct access out onto rear garden, cloakroom/wc and understairs storage.
- **First Floor:** landing, bedrooms 1, 2, 3 and family bathroom/wc.
- **Second Floor:** loft converted bedroom with en-suite shower room/wc.
- **Outside:** attractive landscaped front garden, level sunny rear garden with access out onto a rear access lane and a garage.
- A comfortable and well-arranged property with a lovely sunny garden, garage parking and storage and well-proportioned rooms throughout.





## **GROUND FLOOR**

**APPROACH:** via central garden gate and pathway leading through a pretty low maintenance front garden, up to a central covered entrance and part-glazed main front door to the property. This opens to:-

**ENTRANCE HALLWAY:** a welcoming L-shaped entrance hallway with high ceilings and staircase rising to first floor landing with understairs storage, inset floor mat, recessed cupboard with built-in shelving and doors leading of to:-

**THROUGH LOUNGE/DINING ROOM: (29'5" x 14'0") (8.96m x 4.27m)** a light through lounge/dining room (originally two separate rooms) with wide arched wall opening. Double glazed windows to front and rear elevations, two fireplaces, picture rail, radiators, double glazed door to rear elevation accessing the south-facing rear garden.

**KITCHEN/BREAKFAST ROOM: (20'9" x 7'9") (6.32m x 2.36m)** an extended sociable space with a fitted kitchen comprising base and eye level cupboards and drawers with worktop over and 1½ bowl sink and drainer unit. Integrated double eye-level ovens, 4 ring gas hob with built-in extractor and appliance space and plumbing for fridge, washing machine and slimline dishwasher. The breakfast area has ample space for table and chairs and dual aspect double glazed windows providing a sunny outlook over the rear garden.

**CLOAKROOM/WC:** low level wc, pedestal wash handbasin and fuse box for electrics.

## **FIRST FLOOR**

**LANDING:** staircase rising to the second floor and doors leading off to:-

**BEDROOM 1: (14'11" x 12'3") (4.55m x 3.74m)** a double bedroom with high ceilings, built-in wardrobes, double glazed window to rear elevation, radiator, storage cupboard.

**BEDROOM 2: (13'11" x 12'4") (4.25m x 3.75m)** double bedroom with high ceilings, double glazed windows to the front elevation, radiator, built-in storage cabinets, a period corner cupboard with shelving.

**BEDROOM 3: (10'8" x 7'9) (3.26m x 2.37m)** a single bedroom with windows to the front elevation, high ceilings and radiator.

**BATHROOM/WC:** white suite comprising corner shower enclosure, low level wc, wash hand basin with storage beneath, bath, double glazed window to rear, high ceilings with ceiling coving, heated towel rail.

## **SECOND FLOOR**

**LANDING:** staircase rises from the first floor landing. Door opening to:-

**BEDROOM 4: (16'8" x 13'8") (5.09m x 4.16m)** loft converted bedroom with two Velux skylight windows to rear elevation. Built-in storage cupboards, low level hatch accessing eaves storage space, radiator, additional electric heater. Door accessing:-

**Ensuite Shower Room/wc:** central shower enclosure with Mira electric shower, low level wc, pedestal wash basin, inset spotlights and Velux skylight window to the side elevation.







## OUTSIDE

**FRONT GARDEN:** the property enjoys a landscaped front garden mainly laid to paving with flower borders containing various shrubs. A broken stone period boundary wall with central garden gate and pathway leading to the front door.

**REAR GARDEN: (23ft x 20ft) (7.01m x 6.09m)** a real suntrap due to its southerly orientation, this level, manageable rear garden has a large, decked seating area closest to the property, raised flower borders. Area of stone chippings with central planter and garden gate accessing a courtyard pathway leading to gated access for the rear lane and garage.

**GARAGE: (15'11" x 15'8") (4.86m x 4.77m)** a good-sized garage with electric up and over double garage door, pitched roof, power and light. Accessed via a vehicle rear access lane, leading off Eastfield Road.

## 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: D

### PLEASE NOTE:

1. **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.
2. **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>

3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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		80 C
55-68	D	66 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.









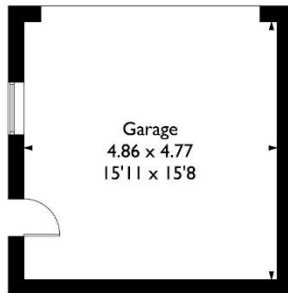


# Eastfield Road, Westbury on Trym, Bristol BS9 4AR

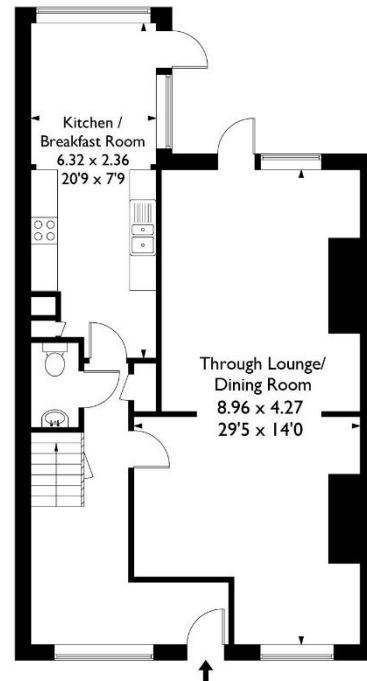
Approximate Gross Internal Area 152.2 sq m / 1638.3 sq ft  
Garage Area 23.2 sq m / 249.5 sq ft  
Total Area 175.4 sq m / 1887.8 sq ft



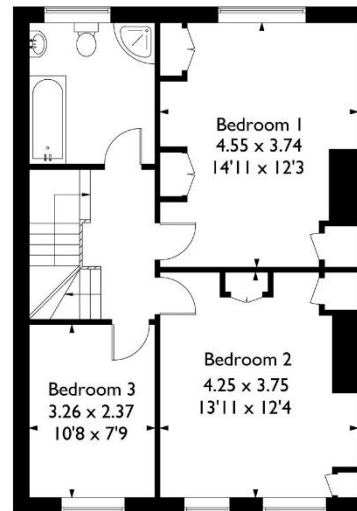
 = Reduced headroom below 1.5m / 5'0"



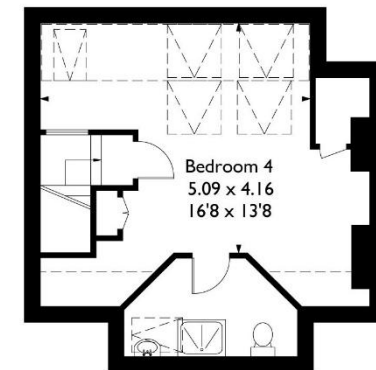
Garage



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.