



37 Weare Court, Canada Way  
Offers in Excess of £500,000

RICHARD  
HARDING



# 37 Weare Court, Canada Way

Baltic Wharf, Bristol, BS1 6XF

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A well-presented light and spacious 2 double bedroom, three storey modern townhouse with Juliet balcony, garden and off-street parking space. Located a moment's walk from the historic Bristol Dock.

## Key Features

- **Ground Floor:** entrance hallway, storage cupboard, cloakroom/wc, kitchen/dining room.
- **First Floor:** landing, sitting room with Juliet balcony, shower room/wc.
- **Second Floor:** landing, airing cupboard, loft access, bedrooms 1 and 2.
- **Outside:** low maintenance garden and off-street parking space.
- Double glazing throughout.
- Located on the west end of the harbourside and close to the large open expanse of Ashton Court Estate. The A370/A4 offers convenient access to the M5 and South Bristol road links.

## GROUND FLOOR

**APPROACH:** via paved pathway to open front porch, double glazed door opening to:-

**ENTRANCE HALLWAY:** staircase ascends to first floor landing, understairs storage cupboard plus additional bespoke pull-out shoe drawer, inset ceiling downlights, skirting boards. Doors leading to:-

**KITCHEN/DINING ROOM:** (19'0" x 9'9") (5.80m x 2.98m) modern shaker style kitchen comprising wall, base and drawer units with solid oak worktop over, inset stainless steel sink with mixer tap over. Integrated electric oven with hob and extractor fan over, integrated dishwasher and washing machine. Space for upright fridge/freezer, glass splashback, inset ceiling downlights, double glazed windows overlooking the rear garden, electric night storage heater, two ceiling light points, oak flooring, skirting boards, ample space for dining furniture, double glazed door leading out to the private rear garden.

**CLOAKROOM/WC:** a white suite comprising low level wc, wash hand basin with tiled splashback, built-in storage cupboards, inset ceiling downlight, extractor fan, skirting boards.

## FIRST FLOOR

**LANDING:** staircase ascends to second floor landing, inset ceiling downlights, skirting boards. Doors leading to:-

**SITTING ROOM:** (19'0" x 9'9") (5.80m x 2.98m) a wonderful light and spacious room with double glazed doors opening to Juliet balcony with double glazed windows to either side, two ceiling light points, coving, electric night storage heater, skirting boards.

**SHOWER ROOM/WC:** a modern white suite comprising low level wc, wash hand basin set on vanity unit, double shower enclosure with waterfall shower over and glass shower screen, inset ceiling downlights, extractor fan, obscure double glazed window to side elevation, wall mounted chrome towel radiator, tiled flooring, skirting boards.

## SECOND FLOOR

**LANDING:** inset ceiling downlights, loft access hatch, **Airing Cupboard** housing hot water cylinder. Doors radiating to:-

**BEDROOM 1:** (15'11" x 8'10") (4.85m x 2.70m) dual aspect double bedroom with double glazed windows to side and rear elevations, inset ceiling downlights, electric radiator, skirting boards.







**BEDROOM 2: (10'0" x 10'0") (3.05m x 3.05m)** double bedroom with double glazed window to the rear elevation, inset ceiling downlights, electric heater, skirting boards.

## OUTSIDE

**REAR GARDEN: (28'6" x 20'5") (8.69m x 6.22m)** with patio area accessed directly from the kitchen/dining room leading to an area of astroturf with raised decked seating area to the rear of the garden. There are a variety of mature plants and shrubs to the borders, a garden shed, outside light and water tap. Enclosed by a variety of wooden fenced panelling and brick boundaries. Useful side access gate.

**OFF STREET PARKING:** located at the rear of the property is one allocated off street parking space.

## 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.

**SERVICE CHARGE:** it is understood that there is a monthly service charge of £33 to cover the upkeep of communal gardens and communal lighting. This information should be checked by your legal adviser.

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

### 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		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

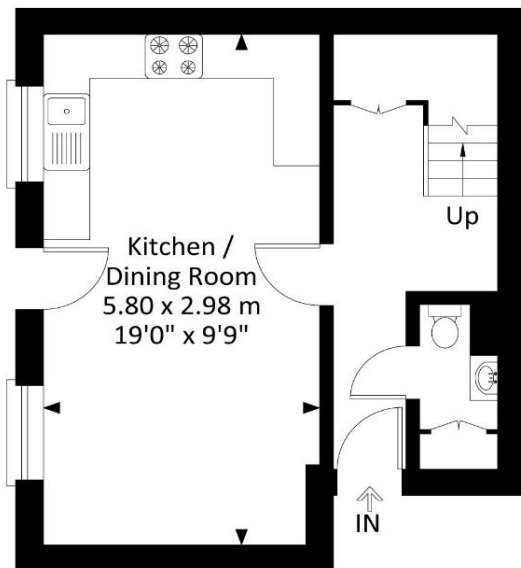
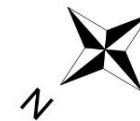
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



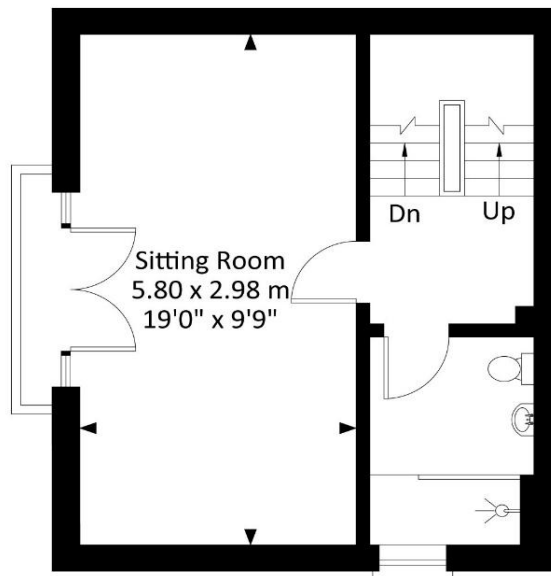


# Weare Court, Canada Way, Hotwells, BSI 6XF

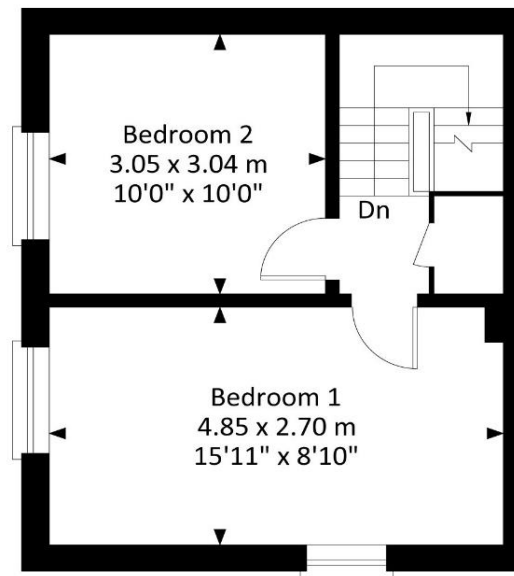
Approximate Gross Internal Area = 83.46 sq m / 898.35 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements and approximate, not to scale.