



36 Wellington Park, Clifton

Guide Price £1,160,000

RICHARD
HARDING



36 Wellington Park,

Clifton, Bristol, BS8 2UW

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A very charming and elegant early Victorian period semi-detached family house of character with a secluded town garden and off street parking space in a highly prized location near the Downs and Whiteladies Road.

Key Features

- Quiet and private with a light and airy ambience combined with a cosy comfortable atmosphere and period features
- Highly regarded location – a friendly neighbourly community just off Whiteladies Road/Blackboy Hill with good shops and the Downs nearby; close to St John's Primary School and Mornington House Nursery; easy access to the city centre and Clifton Village
- **Hall Floor:** reception hall, drawing room thro' to sitting room, conservatory
- **Lower Ground Floor:** inner hallway, dining room thro' to kitchen/breakfast room, utility room/wc, vaulted storeroom
- **First Floor:** landing, bedroom 1, bedroom 2 with dressing closet/potential en-suite, separate wc
- **Second (Top) Floor:** landing, bedroom 3 plus en suite shower room/wc, bedroom 4, bathroom
- **Outside:** front garden (28ft x 26ft) with **off street parking space**, walled courtyard style rear garden (25ft x 22ft)





HALL FLOOR

Natural timber flooring extends throughout.

APPROACH: via paved front driveway/parking area, steps/platform to main front entrance door with overlight.

RECEPTION HALL: (front to rear) (overall max dimensions inclusive of staircase **21'2" x 5'11"**) (**6.45m x 1.8m**) staircase with handrail and balustrade rises to upper floors and descends to lower ground floor, column radiator, central heating hot water timer/programmer.

DRAWING ROOM thro' to SITTING ROOM: (front to rear) overall thro' dimension **29'6" (8.99m)** max into internal bays, two rooms described and measured separately as follows:-

Drawing Room: (front) (**13'8" x 11'10"** max into chimney recess) (**4.17m x 3.60m**) ornate ceiling cornice and centre rose, shallow internal bay with full-height arched casement windows and working shutters, period fireplace with log burner and fine stone surround, column radiator, wide archway with bespoke double doors opening through to:-

Sitting Room: (rear) (**14'5"** min excluding shallow internal bay **x 12'3"** max into chimney recess) (**4.39m x 3.73m**) ornate ceiling cornice and centre rose, shallow internal bay with full-height arched casement windows and working shutters, cupboards with display shelf built into both chimney recesses, column radiator.

CONSERVATORY: (front to rear) (approx. dimensions **26ft x 6ft plus 6ft x 3.4ft**) (**7.92m x 1.83m/1.83m x 1.04m**) handsome tiled floor, double-glazed fenestration throughout including double doors to front and rear accessing gardens, radiators.

LOWER GROUND FLOOR

Handsome tiled floor extending throughout.

INNER HALLWAY: (overall dimensions inclusive of part of staircase **13'10" x 5'10"**) (**4.22m x 1.78m**) cupboard under stairs, electricity meter cupboard with fuse box, engineered oak flooring, ceiling downlighters, radiator, **Vaulted Storeroom** (approx. **9ft min x 4ft**) (**2.74m x 1.22m**) electric light and power.

DINING ROOM thro' to KITCHEN/BREAKFAST ROOM: (front to rear) overall thro' dimensions **28'4" (8.64m)** max into front French window, originally two rooms measured and described separately as follows:-

Dining Room: (front) (**12'2"** min excluding shallow internal bay **x 11'10"** max into chimney recess) (**3.72m x 3.60m**) double doors lead outside to paved lower front decked courtyard suitable for pot plants, sitting out etc, bespoke cupboards built into both chimney recesses, radiator, engineered oak flooring, wide arch through to:-

Kitchen/Breakfast Room: (rear) (**13'11"** min **x 11'11"** max into chimney recess) (**4.24m x 3.62m**) good range of shaker style wall and base units with a combination of granite and wooden work surfaces, chimney breast with recess and space for range cooker, inset ½ bowl enamel sink with mixer tap, ceiling downlighters, engineered oak flooring, integrated dishwasher and fridge/freezer, shelving, window and door to courtyard. No access to garden.

UTILITY ROOM: (**6'3"** min **x 5'7"**) (**1.91m x 1.7m**) suite comprising hand basin in cabinet with mixer tap and low level wc, plumbing for washing machine, space for tumble dryer, high level wall cupboards, extractor fan, boiler and hot water tank.

CLOAKROOM/WC: vanity wash hand basin, low level wc with concealed cistern, ceiling downlighters, engineered oak flooring.

FIRST FLOOR

LANDING: column radiator, display shelves.

BEDROOM 1: (rear) (**14'6" x 12'1"** max into chimney recess) (**4.43m x 3.69m**) ceiling cornice, arched sash window, wardrobes/cupboards built into both chimney recesses with central display shelves, column radiator.

BEDROOM 2 & DRESSING CLOSET or POTENTIAL EN-SUITE: (front) (**13'0" x 12'2"** max into chimney recess & approx. **6ft x 4ft**) (**3.96m x 3.71m/1.83m x 1.22m**) ceiling cornice, arched sash window, column radiator, **Dressing Closet** formerly an en-suite shower room now fitted out with shelving and hanging rails, electric light, light/shaver point unit, radiator, some original plumbing remains so subject to any necessary consents there is potential to recreate an en suite arrangement.

SEPARATE WC: (rear) (**5'5" x 3'6"**) (**1.65m x 1.07m**) contemporary white suite, low level wc with concealed cistern, hand basin with mixer tap, heated towel rail/radiator, casement window, laminate flooring.



SECOND FLOOR

LANDING: access hatch to roof space, double-glazed opening skylight window.

BEDROOM 3 & ENSUITE SHOWER ROOM/WC: (rear) (14'6" x 12'4" max into chimney recess & 6'2" x 4'0" max) (4.43m x 3.75m/1.88m x 1.22m) sash window, radiator, door into **En Suite Shower/wc:** white suite, tiled surrounds and floor, hand basin, low level wc, shower area with system-fed shower unit, Velux double-glazed opening skylight window.

BEDROOM 4: (front) (13'5" x 12'3" max into chimney recess) (4.08m x 3.74m) sash window, radiator, vaulted ceiling and Velux windows.

BATHROOM: (front) (6'3" x 6'1") (1.91m x 1.85m) white suite, tiled floor and surround, hand basin, bath with mixer tap and flexible hand-held shower attachment with wall bracket and spray screen, contemporary heated towel rail and radiator, Velux double-glazed opening skylight window, gas combi boiler.

OUTSIDE

OFF STREET PARKING: ample space for one vehicle on the hardstanding within the front garden.

FRONT GARDEN: (overall dimensions approx. 28ft wide x 26ft deep) (8.53m x 7.92m) paved driveway/parking area with generous space for one vehicle, paved area, circular and side borders all well stocked with a profusion of flowering plants, shrubs, bushes and ornamental trees, low walls with railings to front and one side, walled boundary to other side, double doors access the conservatory, steps and paved area to main front entrance, railings protect a lower front courtyard area.

REAR GARDEN: (overall max dimensions inclusive of lower courtyard area approx. 25ft wide x 22ft max depth to house wall above courtyard) (7.62m x 6.71m) access from the rear conservatory double doors and kitchen door, a delightful courtyard style garden, with pretty paved terraced area and section of lawn to side, with clematis and climbing hydrangea screening, profusion of flowering plants, shrubs and ornamental trees, railings protecting lower courtyard area approached by steps down with retained border, outside tap and door into kitchen. Receives sunshine in the afternoon and evenings from a south-westerly side aspect.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

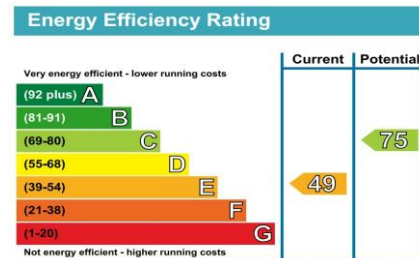
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold with a perpetual yearly rent charge of £5.0s.0d p.a. 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.

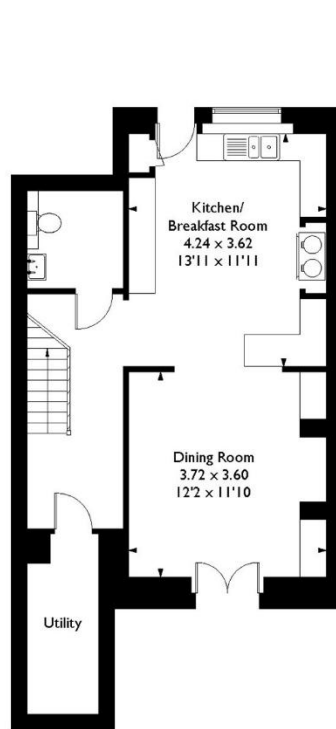


If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

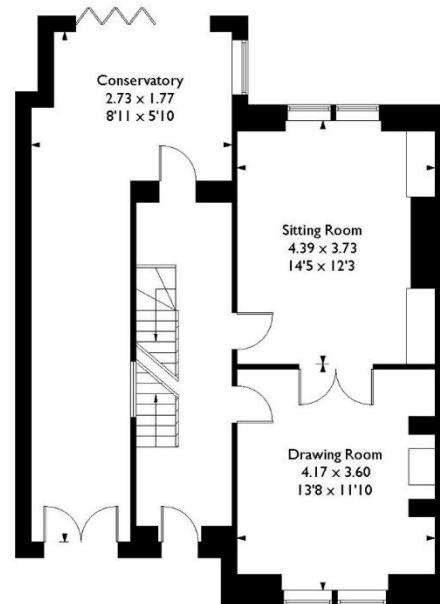




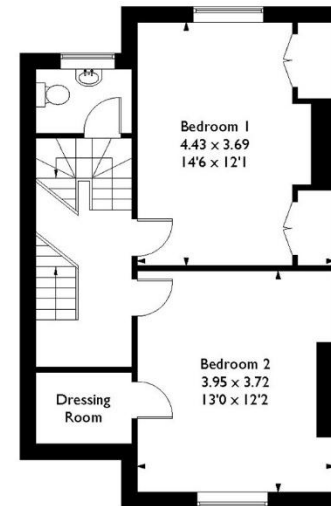
Wellington Park, Clifton,
BRISTOL BS8 2UW
Approximate Gross Internal Area
202.20 sq m / 2175.90 sq ft



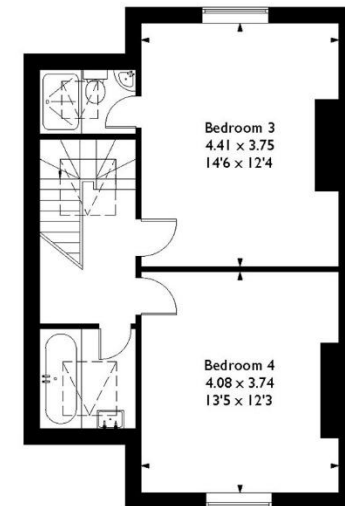
Lower Ground Floor



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.