



14 Cedar Park, Stoke Bishop

Guide Price £800,000

RICHARD
HARDING



14 Cedar Park,

Stoke Bishop, Bristol, BS9 1BW

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A welcoming and characterful 3 bedroom, 2 shower room, linked detached 1930's family house set back from this well-located tree-lined road offering well balanced accommodation, a fabulous 70ft x 30ft landscaped rear garden, driveway parking and an attached garage.

Key Features

- Positioned on a highly desirable tree-lined road in leafy Stoke Bishop within just 150 metres of Stoke Bishop C of E Primary School and opposite Stoke Bishop croquet club, local shops and convenience stores on Shirehampton Road and within easy reach of Stoke Lane shops, Westbury-on-Trym village and bus routes to central areas.
- **Ground Floor:** porch, entrance hallway, bay fronted sitting room, open-plan kitchen/dining room, downstairs shower room/wc.
- **First Floor:** landing, bedroom 1, bedroom 2, bedroom 3 and family shower room/wc.
- **Outside:** generous front garden plus stunning landscaped rear garden approx. **70ft**, attached single garage.





GROUND FLOOR

APPROACH: from the pavement proceed up the paved driveway where the porch entrance door can be found immediately in front of you via double glazed French doors, shallow porchway leads to entrance hallway via feature stain glass leaded door with feature surround.

ENTRANCE HALLWAY: a welcoming hallway with tall ceilings, ceiling light point, beautiful wooden panelling, understairs storage plus utility cupboard with plumbing for washing machine and space for tumble dryer. Stairs ascend to the first floor landing, radiators, doors radiating to sitting room and open-plan kitchen/dining room.

SITTING ROOM: (16'7" x 12'4") (5.04m x 3.75m) a bay fronted room with five double glazed windows overlooking the front garden, ceiling light point, picture rail, electric feature fireplace, wooden flooring, radiator, tall skirting boards.

OPEN-PLAN KITCHEN/DINING ROOM: (16'2" x 12'3" and 11'0" x 8'9") (4.93m x 3.74m plus 3.35m x 2.67m) a wonderful open-plan space with modern shaker style kitchen with an array of wall, base and drawer units, integrated appliances include electric hob, oven, microwave oven, space for dishwasher and upright fridge/freezer, granite worktop over with matching upstand, large inset sink with mixer tap over and drainer unit to one side, tiled surrounds, window overlooking the rear elevation. Door leading to downstairs shower room/wc. Square opening leading to dining area with ample space for dining room furniture, an array of double glazed windows and double glazed French doors leading out onto rear garden, ceiling light point plus inset ceiling downlighters, wall light points, laminate flooring throughout, moulded skirting boards.

DOWNSTAIRS SHOWER ROOM/WC: a modern suite comprising low level wc, wall mounted wash basin, double shower enclosure with waterfall shower plus detachable hand held shower over, inset ceiling downlighters, extractor fan, obscure double glazed window to the rear elevation, wall mounted towel radiator, fully tiled walls.

FIRST FLOOR

LANDING: a bright landing area with arched feature stained glass window to the side elevation, ceiling light point, wooden panelling, picture rail, laminate flooring, doors leading to bedroom 1, bedroom 2, bedroom 3 and shower room/wc.

BEDROOM 1: (17'0" x 12'4") (5.18m x 3.76m) a double bedroom with bay to the front elevation comprising five double glazed windows with outlook over the front garden, ceiling light point, radiator, laminate flooring, skirting boards.

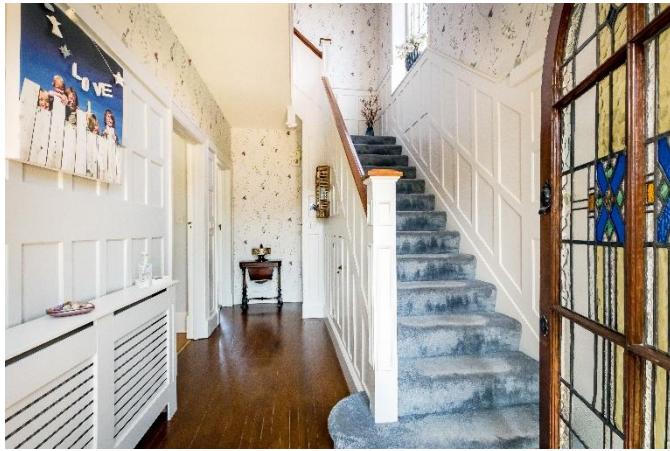
BEDROOM 2: (13'1" x 12'4") (3.98m x 3.76m) a double bedroom with large double glazed windows overlooking the private rear garden, ceiling light point, picture rail, radiator, skirting boards, laminate flooring.

BEDROOM 3: (8'6" x 7'9") (2.60m x 2.35m) double glazed window to the front elevation, ceiling light point, radiator, laminate flooring, skirting boards.

SHOWER ROOM/WC: a modern shower room suite comprising low level wc, wash hand basin set on vanity unit, double shower enclosure with system fed shower over, inset ceiling downlighters, extractor fan, obscure double glazed windows to the rear elevation, towel radiator, fully tiled walls and flooring.

OUTSIDE

FRONT GARDEN: a generous sized front garden with lawned area and established trees, plants and shrubs to the borders. Driveway parking which provides access to an attached single garage.



REAR GARDEN: (approx. 70ft x 30ft) (21.34m x 9.14m) a stunning landscaped rear garden with large composite decked terrace, steps lead down onto the middle and rear section of garden which is laid to a mixture of paving and gravel for ease of maintenance. There are well established flower borders housing a colourful variety of flowers and shrubs, paved pathway gives access to the side of the property. The garden is fully enclosed by wooden fenced boundaries.

GARAGE: there is a single attached garage which houses the Worcester boiler and has power and light.

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: F

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		
55-68	D	63 D	77 C
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.



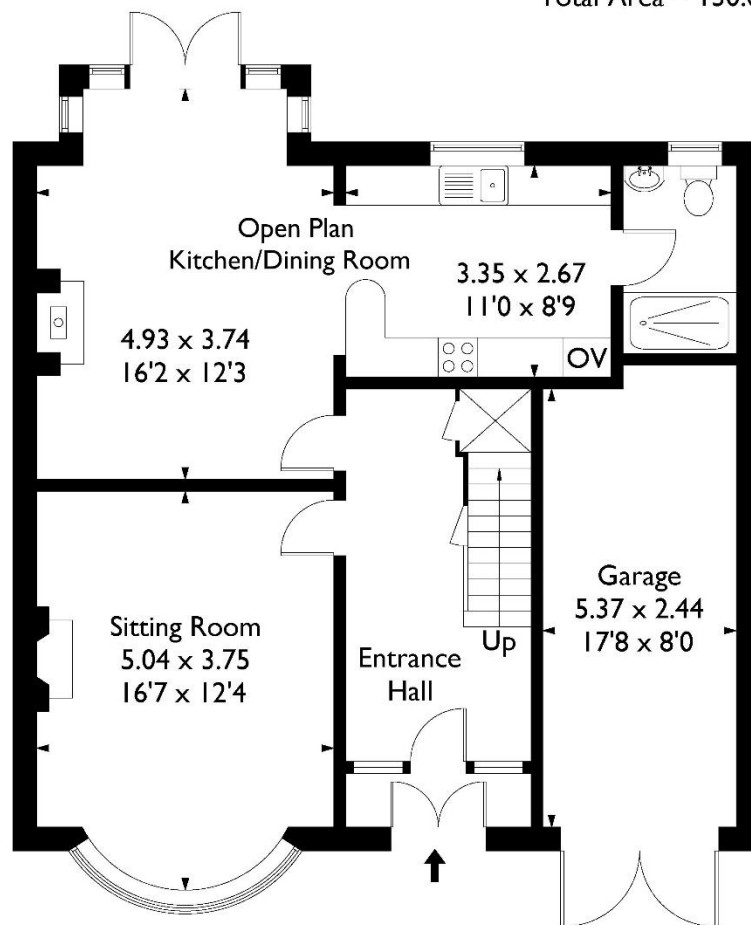


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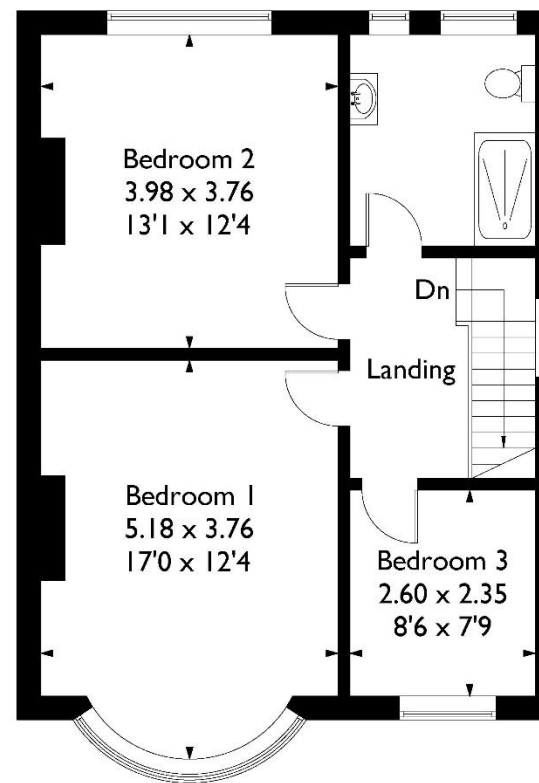
Approximate Gross Internal Area = 116.10 sq m / 1249.69 sq ft

Garage Area = 13.92 sq m / 149.83 sq ft

Total Area = 130.02 sq m / 1399.52 sq ft



Ground Floor



First 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.