



5 Dundonald Road, Redland

Guide Price Range £1,000,000 - £1,050,000

RICHARD  
HARDING







# 5 Dundonald Road,

Redland, Bristol, BS6 7LN

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An incredibly spacious 5/6 bedroom, 3 reception room Edwardian semi-detached family home with the rare advantage of off street parking, storage cellars and a 44ft x 25ft rear garden.

## Key Features

- **Prime location for families** on a popular side street within just yards of Redland Green Park and the local shops of Coldharbour Road. Westbury Park Primary school is also within 200 metres and Redland Green Secondary school is within 600 metres. Waitrose supermarket, North View, the green open spaces of Durdham Downs and bus connections to central areas are all within easy reach.
- **Ground Floor:** central entrance hallway, 20ft x 16ft bay fronted sitting room, reception 2/family room, breakfast room leading through into kitchen which in turn accesses a utility room/wc.
- **First Floor:** 4 double bedrooms, family bathroom.
- **Second Floor:** 2 further bedrooms, shower room and eaves storage space.
- **Useful cellar storage space.**
- **Outside:** 40ft x 25ft rear garden with handy pedestrian rear access lane. Driveway with parking to front of property.
- **Bright and well-arranged accommodation offering scope for further cosmetic updates.** A large family home in prime location with the rare advantage of an off street parking space.
- **No onward chain making a prompt move possible.**







## GROUND FLOOR

**APPROACH:** via garden gate and pathway leading beside the front garden and off road parking. The pathway leads up the left hand side of the property where you will find the main front door to the house.

**ENTRANCE HALLWAY:** generous central entrance hallway with high ceilings, ceiling cornicing and dado rail, wood laminated flooring, radiator and staircase rising to first floor landing. There are doors off to the sitting room, reception 2/family room and the breakfast room (off lower landing) and further door under the stairs accesses a cellar storage area which runs beneath the entrance hallway.

**SITTING ROOM:** (20'0" x 15'7") (6.09m x 4.75m) large sitting room spanning the width of the house with wide bay to front comprising double glazed windows, further double glazed windows beside. High ceilings with original ceiling coving, feature fireplace, exposed stripped floorboards and radiator.

**RECEPTION 2/FAMILY ROOM:** (16'1" x 11'3") (4.90m x 3.43m) good sized second reception room with high ceilings, original ceiling coving, central ceiling rose, period fireplace, wide bay to rear comprising double glazed windows overlooking the rear garden. Laminated flooring and radiator.

**RECEPTION 3/BREAKFAST ROOM:** (13'4" x 8'11") (4.06m x 2.72m) high ceilings, feature chimney recesses, dado rail, wood laminated flooring, double glazed window overlooking the rear garden, serving hatch through to reception 2, telephone point and part glazed door accessing the:-

**KITCHEN:** (13'4" x 7'0") (4.06m x 2.13m) a fitted kitchen comprising base and eye level cupboards with granite worktops over, appliance space for cooker, dishwasher, fridge/freezer. Integrated 1½ bowl sink and drainer unit, double glazed window to side overlooking the rear garden and part glazed door to rear accessing the:-

**UTILITY ROOM/WC:** (6'10" x 7'0") (2.08m x 2.13m) base level cupboard with integrated sink and drainer unit, low level wc, double glazed window to side overlooking the rear garden. Part glazed door to rear accessing the rear garden.

**CELLAR:** useful cellar storage space.

## FIRST FLOOR

**LANDING:** staircase rising to second floor landing, doors off to bedrooms 1, bedroom 2, the family bathroom and further door off the lower mezzanine level accessing bedroom 3 with a door off the upper mezzanine level accessing bedroom 4.

**BEDROOM 1:** (19'10" x 12' 5") (6.04m x 3.78m) large double bedroom with high ceilings, wide bay to front comprising double glazed windows and further double glazed window beside. Built-in wardrobes, cable tv point, radiator and sliding door accessing:-

**En-Suite Shower Room/WC:** shower enclosure with system fed shower, low level wc, small wash handbasin and chrome effect heated towel rail.

**BEDROOM 2:** (13'4" x 11'3") (4.06m x 3.43m) double bedroom with high ceilings, period fireplace, radiator, wood laminated flooring, double glazed windows to rear overlooking rear and neighbouring gardens.

**BATHROOM/WC:** (6'7" x 6'0") (2.01m x 1.83m) white suite comprising panelled bath with mixer taps and shower attachment, low level wc, wash handbasin, tiled walls, tiled floor, radiator and double glazed window to side.

**BEDROOM 3/HOME OFFICE:** (13'4" x 9'4") (4.06m x 2.84m) on lower mezzanine level. double glazed windows to rear, cast iron period fireplace, radiator, airing cupboard housing water tank and slatted shelving. Further corner cupboard houses the modern Vaillant gas combination boiler.

**BEDROOM 4:** (13'9" x 9'4") (4.19m x 2.84m) on upper mezzanine level. double glazed window to rear, exposed stripped floorboards, attractive period fireplace, radiator.

## SECOND FLOOR

**LANDING:** high level Velux window providing natural light through landing and stairwell. Doors lead off to bedroom 5, bedroom 6 and shower room.

**BEDROOM 5:** (12'7" x 9'9") (3.83m x 2.97m) double glazed window to front elevation, period fireplace, radiator, laminated flooring, door accessing loft storage area.





**BEDROOM 6:** (10'7" x 9'11") (3.22m x 3.02m) large Velux skylight window to rear elevation offering cityscape views over buildings and rooftops, radiator, laminated flooring, ladder accessing recessed mezzanine storage area.

**SHOWER ROOM/WC:** shower enclosure, wc, pedestal wash basin, skylight window.

## OUTSIDE

**FRONT GARDEN AND OFF STREET PARKING:** the front of the property has been landscaped to provide a driveway off street parking space for 1 family sized vehicle with pathway leading off to the front door, and gated access to the rear garden.

**REAR GARDEN:** (44ft x 25ft) (13.40m x 7.61m) a good sized rear garden for the area, with lawned sections, generous paved seating area to the bottom of the garden which attracts much summer sunshine, gated access onto a handy rear lane and to the front of property, and low level double doors accessing an under croft cellar 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.

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

**NB:** a few of the photos (photo 1 on page 3 and the top two photos on page 6) have furniture computer generated at the vendors request to aid in room idea/design.

### 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		82 B
69-80	C		
55-68	D	64 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.











# 5 Dundonald Road, Redland, Bristol, BS6 7LN

Approximate Gross Internal Area = 191.16 sq m / 2057.62 sq ft

Cellar Area = 50.51 sq m / 543.68 sq ft

Total Area = 241.67 sq m / 2601.30 sq ft



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.