



5 Priory Court Road, Westbury on Trym
Guide Price Range £800,000 - £850,000

RICHARD
HARDING



5 Priory Court Road, Westbury on Trym, Bristol, BS9 4DB

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Located on a much sought after road in Westbury on Trym/Henleaze borders; a stylish and recently updated, 3 bedroom 1930's two-storey detached family home, having wonderful open-plan kitchen entertaining space (20ft x 15ft), driveway parking for two/three cars and 60ft landscaped west facing rear garden with storage garage, garden office and greenhouse.

Key Features

- Highly convenient location within a level walk of the independent shops and cafes of Henleaze Road whilst also being close to Westbury-on-Trym village. Excellent schools nearby include Westbury-on-Trym C of E Academy (primary), Elmlea (primary), St Ursula's (primary), Red Maids, Badminton and Bristol Free School, as well as being close to bus connections to central areas of Bristol.
- Stunning open-plan kitchen/dining room comprehensively fitted with an array of handleless and soft closing base and eye level units, slimline worktop surfaces and integrated appliances including electric oven, induction hob, extractor hood, dishwasher and tall fridge/freezer.
- Our vendor clients went through an exhaustive renovation program upon taking ownership in 2021, with these works including updated stairs and hallway, re-plastering and re-decoration, replacement radiators, installation of re-purposed boiler, re-carpeting and new laminate flooring throughout, new bathroom and cloakroom/wc, created wall opening to make open-plan kitchen/dining room, a garden office and professionally landscaped rear garden.
- **Ground Floor:** entrance vestibule, reception hall, sitting room, kitchen/ dining room, utility room, cloakroom/wc.
- **First Floor:** landing, 3 bedrooms, family bath/shower room.
- **Outside:** brick paved driveway parking for two/three cars, 60ft west facing rear garden with sitting out areas, storage garage, garden office and greenhouse.





GROUND FLOOR

APPROACH: from the pavement, a brick paved driveway provides access to the front entrance. Obscure upvc double glazed double doors with side panels open to:-

ENTRANCE VESTIBULE: tiled effect flooring, coat hooks, shelving, ceiling light point. Solid wood panelled door with leaded light insert and obscure leaded light internal windows to either side, opens to:-

RECEPTION HALL: a most welcoming introduction, having solid oak stripwood flooring, timber panelling to picture rail, obscure double glazed leaded light window to the side elevation, elegant turning staircase ascending to the first floor with solid oak handrail and ornately carved spindles, ceiling light point, radiator, understairs storage cupboard. Panelled doors with architraves and chrome door furniture open to:-

SITTING ROOM: (15'0" x 13'1") (4.56m x 3.99m) a dual aspect principal reception room with bay window to the front elevation comprising five leaded light double glazed windows with overlights, additional obscure leaded light double glazed window to the side elevation. Central period fireplace with coal effect gas fire, granite hearth and surround plus an ornately carved stone mantelpiece. Moulded skirtings, picture rail, radiator, ceiling light point.

KITCHEN/DINING ROOM: (20'4" x 15'0") (6.20m x 4.57m) comprehensively fitted with an array of handleless and soft closing base and eye level units combining drawers and cabinet. Slimline compact laminate worktop surfaces with matching upstands and COB (continuous & uniform) LED lighting on the plinth and pelmet. Undermount 1½ bowl stainless steel sink with swan neck mixer tap over. Integral appliances including eye level electric oven, 4 ring induction hob with extractor hood over, dishwasher and tall fridge/freezer. Laminate wood effect flooring, vertical style radiator, inset ceiling downlights, ample space for table and chairs. Dual aspect with double glazed window to the side elevation and wide bay window to the rear elevation overlooking the rear garden comprising central upvc double glazed door with two windows to either side and overlights. Pocket door opening to:-

UTILITY ROOM: space and plumbing for washing machine and tumble dryer on stacker system, a continuation of the laminate wood effect flooring, high sloping ceiling with inset ceiling downlights, vertical style radiator, wall mounted Vaillant gas fired combination boiler. Upvc double glazed door overlooking and opening externally to the rear garden.

CLOAKROOM/WC: low level dual flush wc with concealed cistern, wall mounted wash handbasin with mixer tap and cupboard below, LVT wood effect flooring, radiator, inset ceiling downlights, obscure leaded light double glazed window to the side elevation.

FIRST FLOOR

LANDING: part galleried over the stairwell with handrail and ornately carved spindles. Enjoying plenty of natural light with tall obscure leaded light double glazed window to the side elevation. Picture rail, vertical radiator, ceiling light point. Loft access with pull-down ladder. Panelled doors with architraves and chrome door furniture open to:-

BEDROOM 1: (14'10" x 12'1") (4.51m x 3.68m) bay window to the front elevation comprising five leaded light double glazed windows. Wall to wall built-in wardrobes offering ample hanging rail, shelving and drawer space. Moulded skirtings, picture rail, vertical radiator, ceiling light point.

BEDROOM 2: (13'1" x 12'0") (3.99m x 3.66m) double glazed windows overlooking the rear garden, moulded skirtings, radiator, picture rail, ceiling light point.

BEDROOM 3: (10'5" x 8'2") (3.17m x 2.49m) leaded light double glazed windows to the front elevation, timber panelled walls to dado height, moulded skirtings, radiator, ceiling light point, picture rail. Double opening wardrobe with hanging rail and shelving.

BATHROOM/WC: freestanding bath with wall mounted mixer tap, corner shower cubicle with low level shower tray, glass door and side panels plus wall mounted shower unit, handheld shower attachment and overhead waterfall style shower. Low level dual flush wc with concealed cistern. Large wash handbasin with mixer tap and pull-out drawers below. Two obscure double glazed windows to the side elevation, LVT wood effect flooring, vertical radiator, complementary oak shelf, additional radiator, two wall light points, inset ceiling downlights, extractor fan.



OUTSIDE

FRONT GARDEN & PARKING: brick paved driveway parking for 2/3 cars with deep shrub border to one side featuring an array of mature shrubs. Pedestrian gate with side access to the rear garden.

REAR GARDEN: (60'0" x 28'0") (18.27m x 8.53m) immediately to the rear of the house there is a timber deck with ample space for garden furniture, potted plants and barbecuing etc. Steps then descend to a level section of lawn, having railway sleeper borders and an array of flowering plants and mature shrubs. Enclosed on all sides by timber fencing. There is also a mature 'George Cave' apple tree, a pear tree and a gage tree. Outside water tap and light. Wider than average side access which has been designed for ease of maintenance and stone chipped. This provides access to the detached storage garage.

STORAGE GARAGE: (16'2" x 8'10") (4.92m x 2.70m) single door to front, light and power connected, shelving. Ideal for bikes and sporting equipment.

GARDEN OFFICE: (8'0" x 4'0") (2.43m x 1.23m) encased in stripped wood with double glazed window and door having double glazed panel, wall mounted electric Wi-Fi controlled smart radiator, laminate wood effect flooring, inset ceiling downlights.

LARGE GREENHOUSE: a modern, well-functioning greenhouse set upon concrete base.

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: E

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		
39-54	E	53 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.





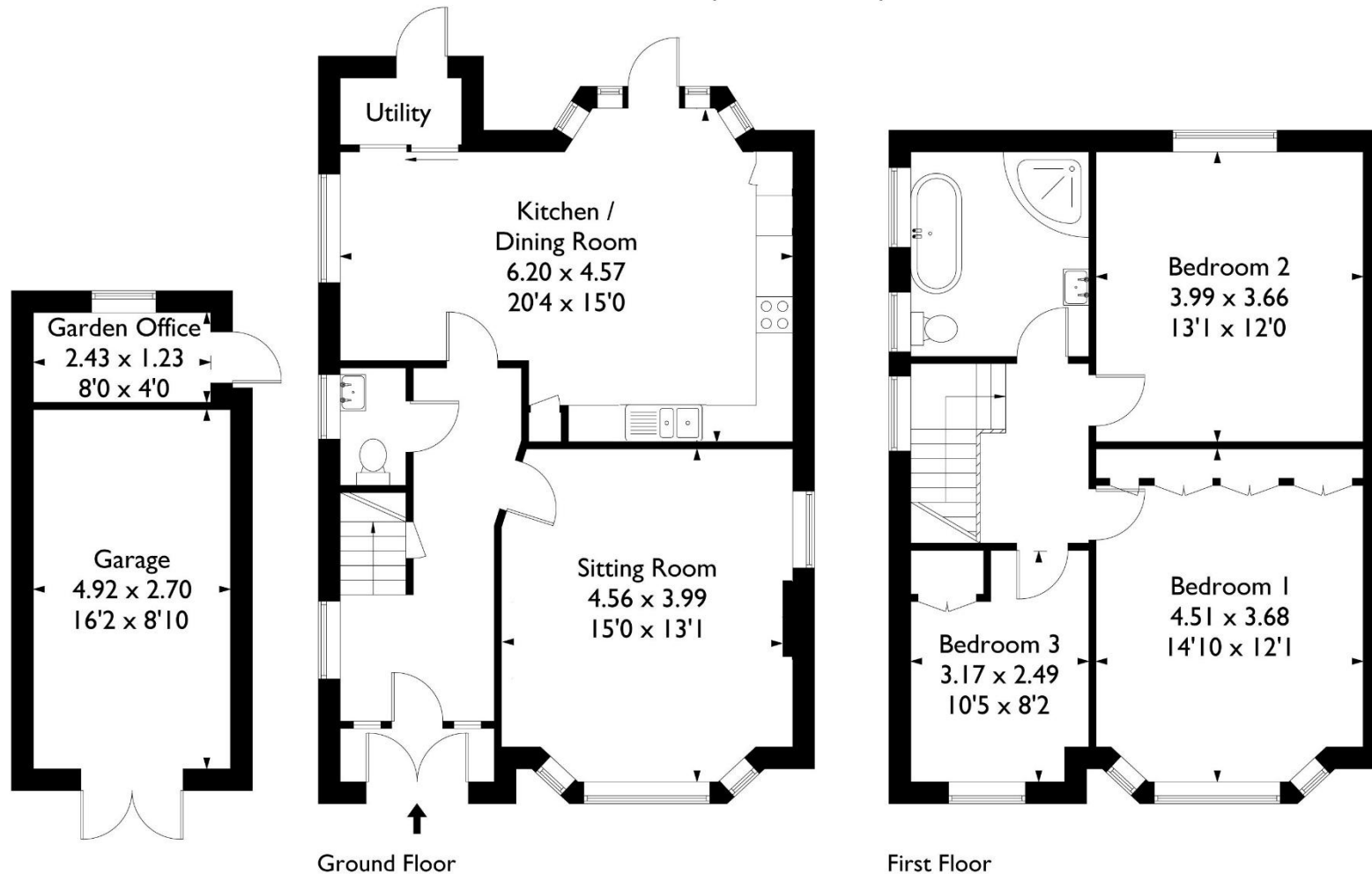
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Approximate Gross Internal Area 108.7 sq m / 1170 sq ft

Garage / Garden Office 16.5 sq m / 177.8 sq ft

Total Area 125.2 sq m / 1347.8 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.