



32 Rownham Mead, Hotwells

Guide Price £775,000

RICHARD
HARDING



32 Rownham Mead,

Hotwells, Bristol, BS8 4YB

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A well positioned 4 bedroom, three storey town house with privileged views overlooking Bristol's famous floating harbour, having sociable kitchen/dining room opening out onto a south facing courtyard, separate bay fronted sitting room, front courtyard with off street parking, and an integral single garage.

Key Features

- Immensely flexible and well-proportioned accommodation benefitting from gas central heating and double glazed windows throughout.
- Enjoying a sunny outlook over Bristol's harbourside.
- **Ground Floor:** open porch, reception hallway, cloakroom/wc, kitchen/dining room and integral garage.
- **First Floor:** landing, bay fronted sitting room with wonderful outlook, bedroom 3.
- **Second Floor:** landing, bedroom 1, bedroom 2, bedroom 4 and family bathroom/wc.
- **Outside:** front courtyard garden with driveway parking, plus rear courtyard garden with gated access out onto floating harbour.
- The property forms a row of water fronting terraced town houses with unique views across the water.
- Conveniently situated with easy access to the M5, M4 and M32 motorways.





GROUND FLOOR

APPROACH: there is a brick paved driveway leading to an open fronted porch, obscured double glazed door with side panel and overlight leading to:-

RECEPTION HALLWAY: inset ceiling downlights, stairs ascend to first floor landing with built-in storage beneath, radiator, engineered oak flooring. Doors leading to kitchen/dining room, integral garage and cloakroom/wc.

CLOAKROOM/WC: low level wc with concealed cistern, wash hand basin set on vanity unit, ceiling light point, extractor fan, tiled walls, towel radiator, tile effect flooring.

INTEGRAL GARAGE: (16'3" x 10'0") (4.95m x 3.05m) a single garage with electric up and over door, power and light points.

KITCHEN/DINING ROOM: (17'7" x 11'10") (5.35m x 3.60m) a wonderful light filled space, described separately as follows:-

Kitchen: a contemporary kitchen with a matching range of wall, base and drawer units with roll edge work surfaces. Integrated appliances include electric oven with 4 ring gas hob over, microwave and dishwasher. Space for upright fridge/freezer, boiler concealed in cabinetry. Inset sink with drainer unit to one side with mixer tap over, tiled surrounds, double glazed window overlooking the rear elevation, ceiling light point.

Dining Area: space for dining room furniture, ceiling light point, double glazed French doors leading out onto rear courtyard with harbourside outlook, skirting boards, engineered oak flooring, radiator.

FIRST FLOOR

LANDING: double glazed window to front, stairs ascend to second floor landing, inset ceiling downlighters, radiator, skirting boards. Doors radiate to sitting room and bedroom 3.

SITTING ROOM: (18'9" x 17'7") (5.72m x 5.35m) a light filled spacious sitting room with large bay window overlooking the entrance to Bristol's historic floating harbourside, additional window also at the rear elevation, ceiling light points, skirting boards, radiator.

BEDROOM 3: (11'0" x 10'1") (3.36m x 3.08m) a double bedroom with large double glazed window to front elevation, built-in wardrobe, radiator, ceiling light point, skirting boards.

SECOND FLOOR

LANDING: inset ceiling downlighter, loft access hatch, airing cupboard with space for tumble dryer, skirting boards. Doors radiate to bedroom 1, bedroom 2, bedroom 4 and bathroom/wc.

BEDROOM 1: (12'1" x 11'8") (3.68m x 3.55m) a double bedroom with double glazed windows overlooking the harbourside, plantation shutters, ceiling light point, an array of fitted wardrobes, radiator, skirting boards.

BEDROOM 2: (12'8" x 11'0") (3.87m x 3.36m) a double bedroom with double glazed windows overlooking the front elevation, ceiling light point, radiator, skirting boards.

BEDROOM 4: (9'6" x 8'9") (2.89m x 2.67m) double glazed window to front elevation, ceiling light point, radiator, skirting boards.

BATHROOM/WC: a stunning bathroom suite comprising of wall mounted wc with concealed cistern, wash hand basin set on vanity unit, panelled bath with system fed waterfall shower plus hand shower over, inset ceiling downlighters, extractor fan, tiled surrounds, obscured double glazed window to front elevation, towel radiator, cork flooring, wall light point.



OUTSIDE

DRIVEWAY PARKING & FRONT COURTYARD GARDEN: brick paved driveway with space for one car. Ample space for seating, raised flowerbed to the border with a variety of shrubs and plants.

REAR COURTYARD GARDEN: a south facing rear courtyard garden mainly laid to block paving. Gate giving access out onto the floating harbour. A variety of established trees, plants and shrubs, ample space for bistro table and chairs.

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 Leasehold for the remainder of a 999 year lease from 25 March 1980. We understand that the property also owns a share of the 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		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

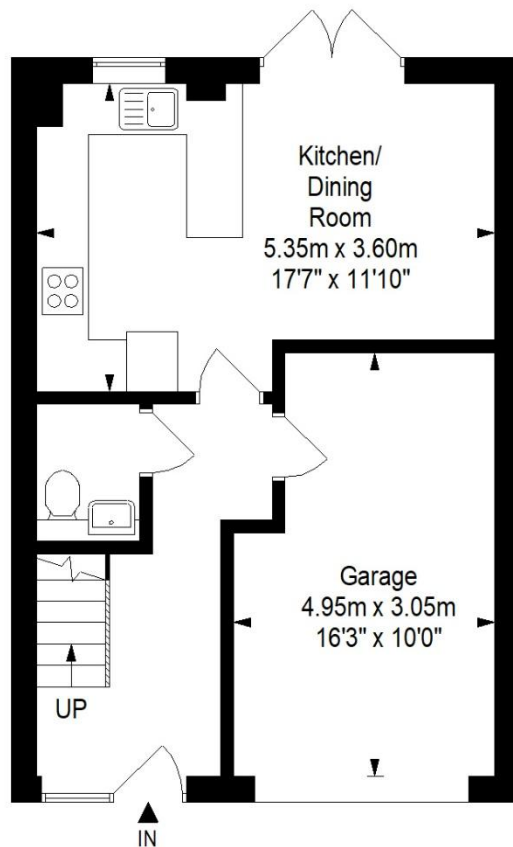
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



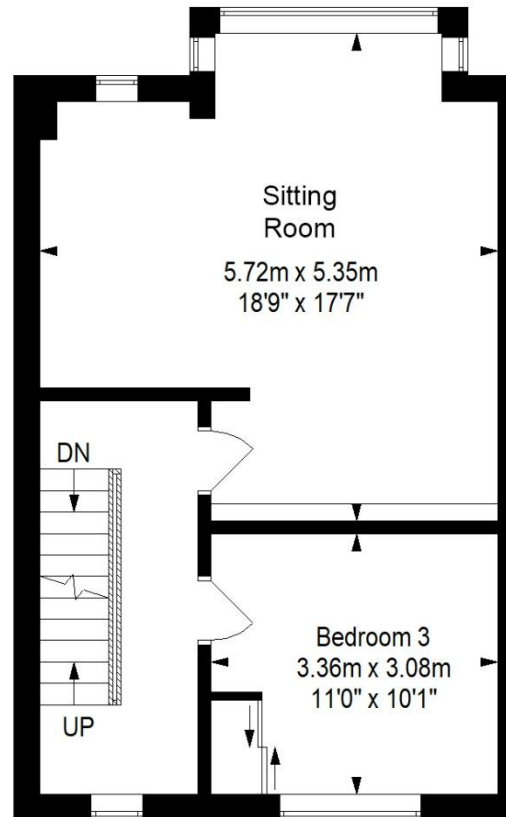


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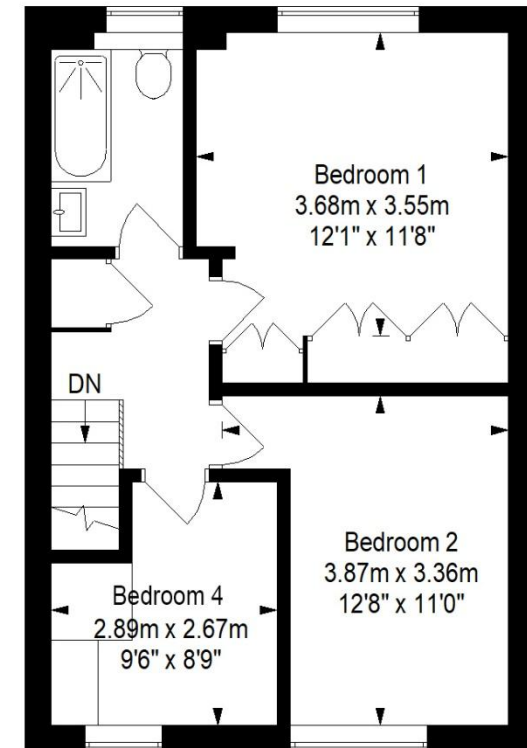
Approximate Gross Internal Area = 132.5 sq m/ 1426.3 sq ft



Ground Floor



First Floor



Second Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print