



Connells

Seymour Road
Easton Bristol



Property Description

Situated in popular Seymour Road, this impressive 5 bedroom Victorian style terrace family home offers oodles of features including working fireplaces in a number of the rooms, a semi converted basement with independent ground level access to the rear garden, spacious kitchen/breakfast room, bay fronted living room, spacious entrance vestibule and hallway. The current owner has invested both time and money in improving and maintaining the property and the rear of the property has been painted with an external insulation painting system to reduce heat loss, a new combination boiler in 2022 which is on an annual service contract, the property was completely re-wired in 2016, roof works and the addition of a Velux to the roof space. Many of the neighbouring properties have opted for a roof conversion and created an independent pedestrian access from the front to the basement accommodation which could then become self contained accommodation. This property offers the potential for both. ** WE RECOMMEND A PROMPT VIEWING TO REALLY APPRECIATE THE OFFERINGS OF THIS FAMILY HOME *** *** OFFERING NO ONWARD CHAIN ***

Entrance

5' 8" x 3' 2" (1.73m x 0.97m)

Wooden and obscure glazed door to the entrance vestibule, wooden door with feature glass panel over to the entrance hall.

Entrance Hall

Stairs to first floor and landing, stairs downstairs to the basement, doors to the living room and kitchen, walk-in pantry with shelving for storage.

Living Room

15' 7" x 12' 4" (4.75m x 3.76m)

UPVc double glazed bay fronted window to the front aspect, feature stone fire surround with hearth and working chimney, radiator, ceiling cornice, ceiling rose.

Kitchen/Breakfast Room

16' 4" x 11' 8" (4.98m x 3.56m)

2 UPVc double glazed windows to the rear aspect, UPVc double glazed door to the rear garden area, wall mounted Worcester combination boiler, range of wall and base units with worktops over, single drainer stainless steel sink unit, plumbing for an automatic washing machine, plumbing for a dishwasher, space for a fridge freezer, radiator.

First Floor Landing

Walk-in storage cupboard with hanging rail and storage, doors to first floor accommodation, stairs to second floor and landing.

Bedroom 1

16' 7" x 16' (5.05m x 4.88m)

UPVc double glazed bay window to the front aspect, additional UPVc double glazed window to the front aspect, feature fire surround with hearth and working chimney, radiator, ceiling cornice.

Bedroom 2

12' 1" x 11' 4" (3.68m x 3.45m)

UPVc double glazed window to the rear aspect, built-in storage , feature fire surround with hearth and working chimney, radiator.

Family Bathroom

Suite comprising panel bath, wall mounted wash hand basin, low level wc, 1/2 tiled walls, UPVc obscure double glazed window to the rear aspect.

2nd Landing

Doors to 2nd floor accommodation, 4 pane glass ceiling mounted panel to the roof space with Velux window above, walk-in storage cupboard with hanging rail and shelving

Bedroom 3

12' 1" x 10' 4" (3.68m x 3.15m)

UPVc double glazed window to the rear aspect, feature fire surround with hearth and working chimney, radiator.

Bedroom 4

16' 7" x 12' 4" (5.05m x 3.76m)

UPVc double glazed window to the rear aspect, large Velux style window to the front aspect, feature fire surround with hearth and working chimney, radiator.

Bedroom 5

12' 1" x 6' (3.68m x 1.83m)

UPVc double glazed window to the rear aspect, radiator.

Basement

Currently partitioned from the staircase off of the ground floor entrance hall providing the potential for self-contained accommodation, door to the lower level of the rear garden, outside wc.

Outside

Front

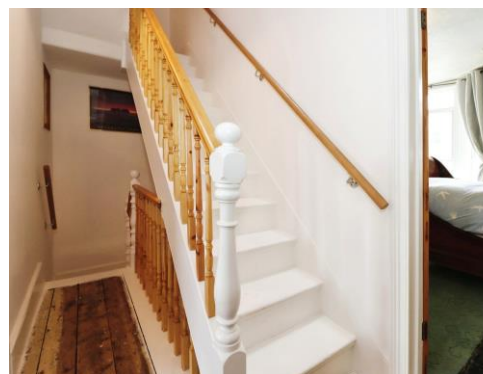
Laid to steps to the front door with dwarf wall enclosure and established planting.

Rear

Enclosed and established, low maintenance with stairs down to the basement entrance,

Vendor Comments

A number of items will be available for either negotiation or by separate transaction.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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Property Ref: KWD310189 - 0004