



**The Coach House Davids Road, Bristol BS14 9JJ**

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## **The Coach House Davids Road, Bristol**

This superb coach house occupies a well proportioned plot and is perfectly positioned on an attractive side street leading to Wells Road. The modern build and spacious plot incorporates open plan living spaces, large mezzanine sleeping area, expansive windows and wrap-around courtyard garden.

### **Davids Road Entrance**

Entrance is granted from David's Road. Prior to entry is an attract garden space with decorative gravel, paving stones and herbaceous borders. A glazed door leads inwards.

### **Main Living Room**

16' 11" max x 13' 2" max ( 5.16m max x 4.01m max )  
The main living room which extends freely into the kitchen-diner is well proportioned to say the least. The space is light and bright and benefits from multiple windows to the front, rear and roof line. The open wooden staircase and auditorium section adjacent the sleeping area really offer an amazing aesthetic.

The space is complete with carpet, radiator and high ceiling pendant light.

### **Kitchen Area**

10' 9" max x 12' 3" max ( 3.28m max x 3.73m max )  
The kitchen continues the theme given the proportions and associated light. There is plenty of room to easily accommodate a dining table and full kitchen with wall and base units. The space leads off to very ample understairs storage and equally impressive shower room with window to the rear aspect.

### **Bathroom**

8' 1" max x 5' 8" max ( 2.46m max x 1.73m max )  
Very well proportioned and again light room with window to the rear aspect. The space includes an oversized walk-in shower, WC and fitted basin over cabinet. Complete with rain shower, radiator, tiled flooring and extractor

### **Understairs Storage**

6' max x 2' 6" max ( 1.83m max x 0.76m max )  
Useful and well well proportioned space.

### **Stairs Leading Upwards Bedroom Area**

11' 11" max x 10' 3" max ( 3.63m max x 3.12m max )  
The sleeping level capitalises on the wonderful light from the front aspect and that of the Velux roof-light window. The space finished to the highest standard easily incorporates a double or king sized bed with space for additional furniture and/or desk if required. Storage and additional WC lead away from here.

### **W.C**

4' 10" max x 3' 7" max ( 1.47m max x 1.09m max )  
Additional and convenient cloakroom with WC and basin.

### **Exterior Front Garden**

21' max x 12' max ( 6.40m max x 3.66m max )  
Additional landscaped garden space to the front. (Potential opportunity to re-purpose here).

### **Terraced Area**

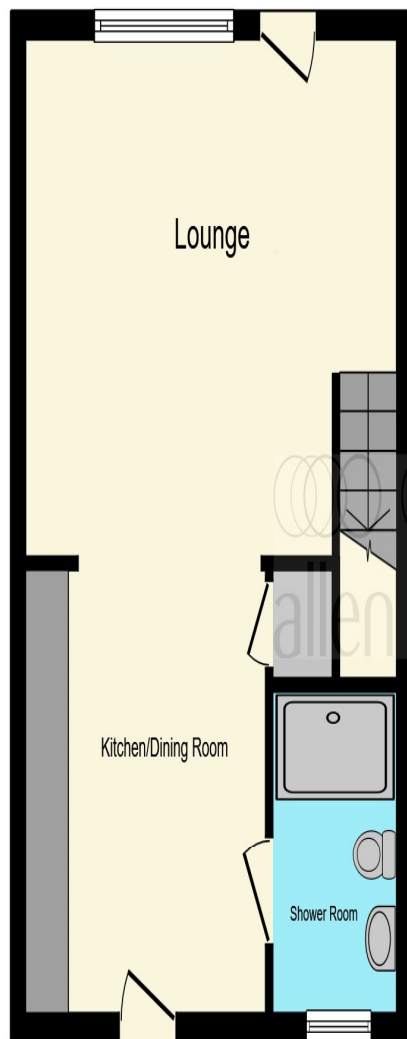
18' 9" max appx x 6' 9" max appx ( 5.71m max appx x 2.06m max appx )  
Attractive patio to the rear aspect which extends to the side.

### **Agents Note**

In accordance with the Estate Agents Act 1979, the seller of this property is an employee of Sequene UK Ltd.

The property is being sold with NO CHAIN.





**Ground Floor**



**First Floor**

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](http://www.focalagent.com)



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## **The Coach House Davids Road, Bristol**

- Modern Detached Coach House in Private Plot - No Chain
- Attractive Side Street Leading to Wells Road
- Expansive Open Plan Living Space to Include Spacious Kitchen-Diner
- Wrap-Around Garden Space / Patio to Rear with Direct Access
- Large 'Auditorium Style' Sleeping Mezzanine Level with Storage and Further WC

Tenure: Freehold EPC Rating: C



Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the

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Property Ref:  
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