



Oakleaze, Dundry

Alexander May
SALES & LETTINGS

Oakleaze, Dundry

Guide Price:£500,000

Bristol City Centre c6 m
Bristol Temple Meads c5.8 m
Bristol International Airport c4 m

- Charming Period Cottage
- Sitting Room
- Kitchen-Diner
- Family Room / Study
- Conservatory
- Three Bedrooms
- Bathroom
- Rear Garden & Views
- Gated Off - Street Parking
- Large, Covered Storage Area

SUMMARY

A charming three-bedroom cottage offering deceptive floor space internally and lovely private rear gardens. The original cottage is believed to have dated back some 400 years ago and has since had a later extension. The property consists of two reception rooms, a kitchen-diner and conservatory on the ground floor with three bedrooms and a bathroom on the first floor. The cottage retains many period features, including an original open fireplace and has also been brought up to modern living standards with sympathetic double glazing throughout and a modern kitchen with granite worktops. Set in the semi-rural village of Dundry, the property still remains within easy access of Bristol City Centre being just six miles away. The property further benefits from a large covered storage area, gated off-street parking for several cars, a level rear garden and wonderful views.

ACCOMMODATION

(All measurements are approximate)

ENTRANCE

A 5-bar wooden gate leads onto a gravel driveway with parking for several vehicles. From here steps lead down to a upvc front door

PORCH

Slate tiled floor, part-glazed door to:

SITTING ROOM

A magnificent open fireplace is the centre – piece of the room with a stone surround, flagstone flooring, window to front elevation, open-plan access to kitchen-diner, stairwell leading to first floor and a door to:

DINING ROOM / FAMILY ROOM

Window to front elevation, storage cupboard.

KITCHEN – DINING ROOM

From the sitting room there is open-plan access to the kitchen-diner where there is a modern fitted kitchen with solid wood base and wall units with a black granite worktop over, stainless steel inset sink with mixer tap, four-ring gas hob and oven, space and plumbing for washing machine and dishwasher, space for fridge freezer, part-tiled walls, slate tiled floor, three windows to rear elevation over-looking rear garden and open countryside views.

There is a space for a dining table and sofa. Being both open-plan to the kitchen and the sitting room acts as a great social part of the house. There is a part-glazed door leading out to:

CONSERVATORY

Overlooking rear garden, slate tiled floor, french doors to rear elevation accessing rear garden and patio

FIRST FLOOR ACCOMMODATION

LANDING

Stairwell from the sitting room leads to a landing with access to all first floor accommodation given by solid oak doors, window to rear elevation and access to loft via ceiling hatch.

BEDROOM ONE

Built-in storage, two windows to front elevation, a further loft hatch.

BEDROOM TWO

Window to front elevation.

BEDROOM THREE

Window to rear elevation with open countryside views.

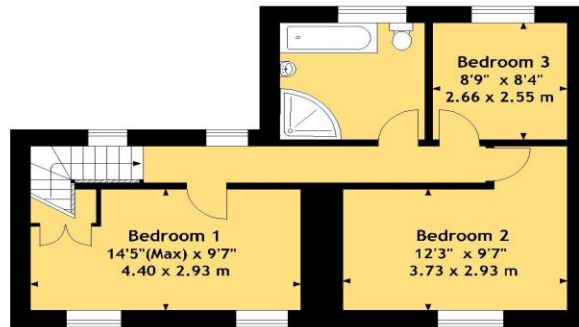
BATHROOM

A recently refurbished modern white suite with a close-coupled WC pan and cistern, basin and pedestal with a three piece tap set, bath with a three piece tap set, tiled shower enclosure with thermostatic shower valve, with built-in storage.

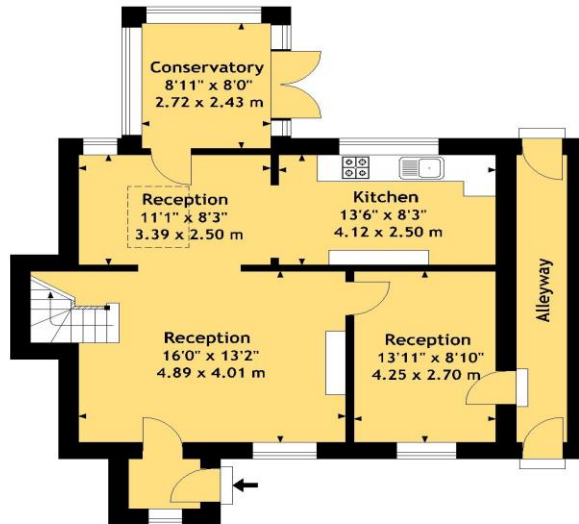
REAR GARDEN

From the conservatory, french doors lead out to a patio area and a level, private enclosed garden laid to lawn. This well-established garden is a great playground and from the foot of the garden there are wonderful views up towards Dundry church and on the other side towards Bristol. From the patio there is also a door to a covered storage area which runs the entire depth of the cottage and leads back out to the front driveway. This area is perfect for storing bicycles, garden equipment and furniture.

Approx. Gross Internal Area 1197.00 Sq.Ft - 111.20 Sq.M



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are

Energy Performance Certificate



Oakleaze,
Highridge Road,
Dundry,
BRISTOL,
BS41 8JU

Dwelling type: Mid-terrace house
Date of assessment: 03 September 2010
Date of certificate: 03 September 2010
Reference number: 0778-5078-6251-7090-4960
Type of assessment: RdSAP, existing dwelling
Total floor area: 107 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	310 kWh/m² per year	255 kWh/m² per year
Carbon dioxide emissions	5.5 tonnes per year	4.6 tonnes per year
Lighting	£88 per year	£57 per year
Heating	£878 per year	£736 per year
Hot water	£111 per year	£111 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



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