

19 Percival Road, BS8 3LN

www.hydes.co.uk



19 Percival Road, BS8 3LN

A rare opportunity to purchase a substantial (4,136 sq ft) semi-detached Edwardian family home, with a particularly large and private (82' foot) south west facing garden, set in a superb convenient and quiet residential location close to Clifton Village, The Downs and within walking distance of many highly regarded local schools. Other benefits include a some stunning room proportions, a double garage, seven - eight bedrooms, a wealth of period features, a lovely open outlook to the rear, charming balconies on the first and second floor as well as a spacious front garden.

The property also benefits from lots of light due to its position on the corner of Percival Road and Camp Road, allowing plenty of light in from not only the front and rear windows but also through the many windows on the west facing elevation due to this beneficial position.

The subject property has been a happy family home for its current owners for the last 46 years and provides any incoming purchaser with the chance to put their own stamp on this wonderful home.



7



2



3





Approx. Gross Internal Area
 4136.50 Sq.Ft - 384.20 Sq.M
 Garage / Garden Storage Area
 705.30 Sq.Ft - 65.60 Sq.M
 Total Area
 4841.80 Sq.Ft - 449.80 Sq.M

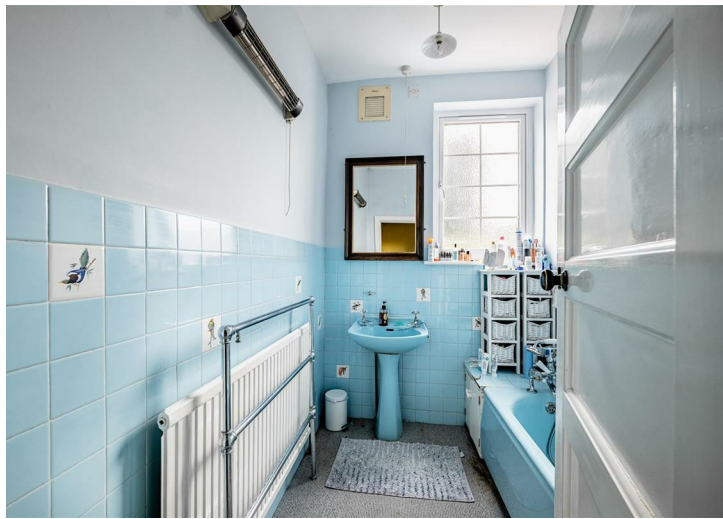


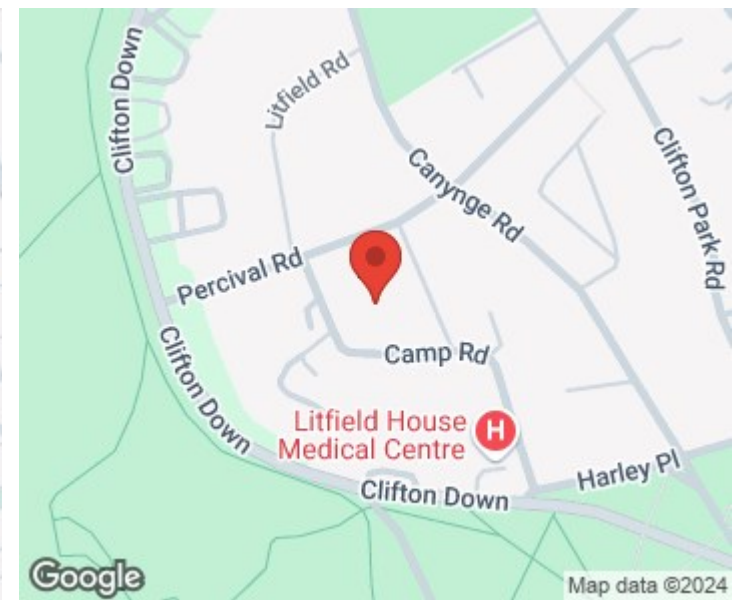
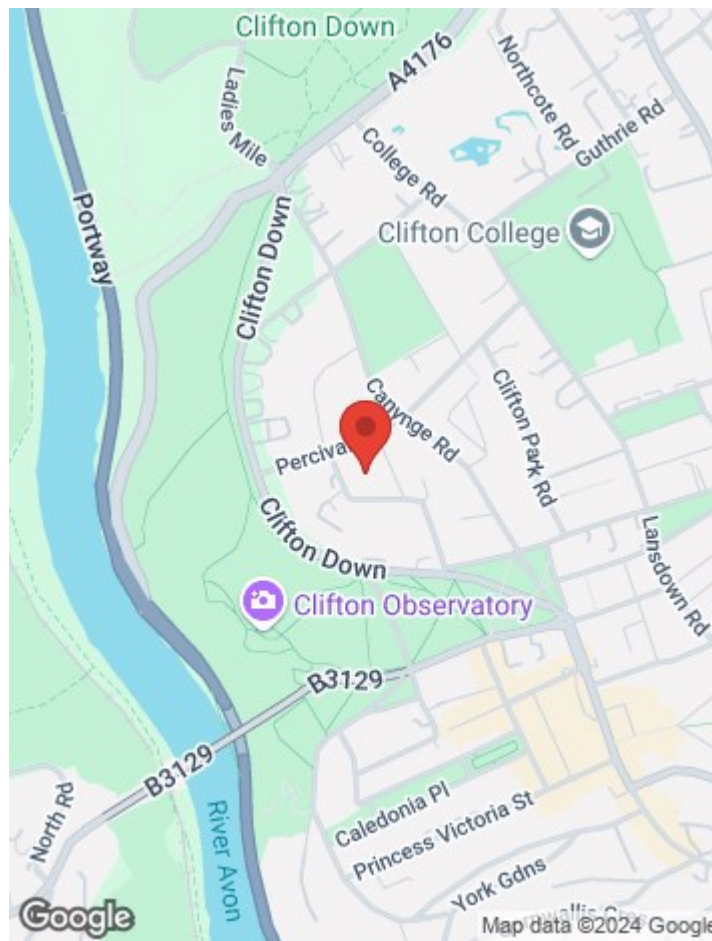
For illustrative purposes only. Not to scale.
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Ground Floor

First Floor

Second Floor





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		41	78
England & Wales		EU Directive 2002/91/EC	

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

OTHER INFORMATION



28 Princess Victoria Street, Bristol, BS8 4BU
 Tel: 0117 973 1516
 post@hydes.co.uk | www.hydes.co.uk

IMPORTANT NOTE

Hydes Of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.