



DUNCAN COTTAGE
MORTIMER ROAD
CLIFTON



DUNCAN COTTAGE, MORTIMER ROAD, CLIFTON, BRISTOL, BS8 4EY

A rare opportunity to purchase a charming and beautifully presented detached cottage, ideally situated in a quiet and convenient location within easy walking distance of Clifton Village, with the added benefits of a lovely courtyard garden and off street car parking.

SUMMARY OF ACCOMMODATION

The front door of Duncan Cottage leads into the charming dining room, which has an attractive wooden floor throughout, allows plenty of room for a large dining furniture and benefits with lots of light from a window in the front elevation of the property. The well proportioned eat in kitchen, accessed via a door from the dining room, offer a large informal dining area and kitchen area which houses a good number of wall and floor mounted units the latter being topped with an attractive work surfaces. To the rear of the kitchen is a door allowing access to a large and particularly useful storage cupboard. Further to the above the ground floor offers a beautifully appointed shower room, with a large walk-in shower, low level WC and wash hand basin as well as a heated towel rail. To the rear of the ground floor is a spacious living room which benefits from double doors into the rear garden (also allowing lots of natural light into the room), a lovely feature fireplace with a wood burning stove and off to one side, a recessed study area, perfect for anyone looking to work from home.

LOCATION

A highly desirable backwater address in the heart of the fashionable Clifton Village. Ideally placed, there are a host of amenities in proximity and these include boutiques, bars and restaurants as well as state and independent schooling, primary and secondary. Recreational facilities include health and wellness clubs nearby, golf courses and mountain bike trails in Leigh Woods and the Ashton Court Estate. Clifton Downs offers 400 acres of parkland and woodland, and borders notable landmarks such as the Avon Gorge, Brunel's Suspension Bridge and the Observatory.

Clifton is well placed, serving the commercial centre and provides good access to the M32, M4 and M5. There are excellent rail services available from Bristol Temple Meads, approximately two miles distant and an extensive schedule of International flights are available from Bristol International Airport.



OTHER INFORMATION

TENURE - Freehold

SERVICES – We understand that the property benefits from all mains services

EPC – Current E (48) with potential for C (77)

LOCAL AUTHORITY - Bristol City Council

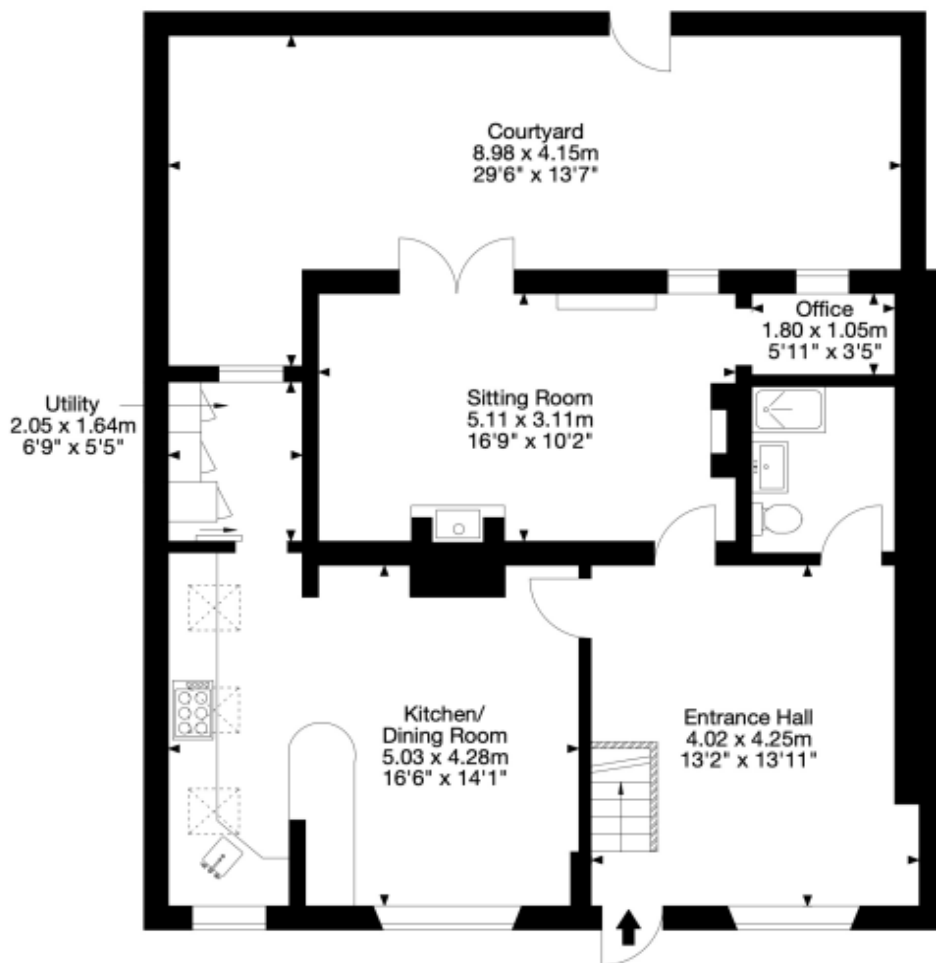
COUNCIL TAX BAND - E - £3,007.05- 2024/2025

MOBILE COVERAGE - Voice and data - Vodafone, EE, 02 and Three

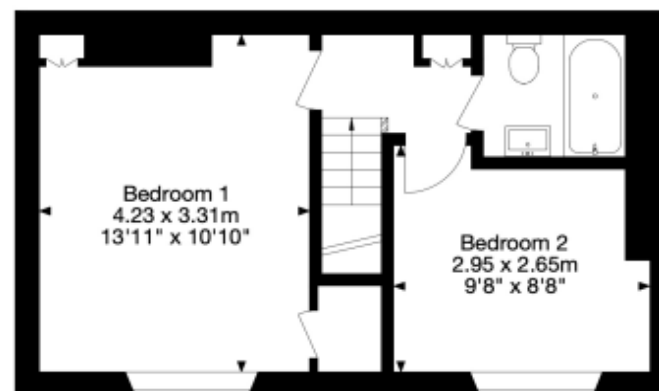
BROADBAND SPEEDS – Ultrafast with potential Download speed of up to 1,000 mbps and upload up to 220 mbps.

VIEWINGS – Strictly by appointment via Hydes Of Bristol. 0117 973 1516

Duncan Cottage, Mortimer Road, Clifton, BS8 4EY
 Gross Internal Area (Approx.)
 97 sq m / 1,044 sq ft
 (Excl. Courtyard)



Ground Floor



First Floor

IMPORTANT NOTE

Hydes of Bristol LLP 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 LLP 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 LLP 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.



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