

The logo for 'elephant' is displayed in a white, lowercase, sans-serif font. To the right of the text is a blue icon consisting of a stylized, curved line that forms a shape reminiscent of an elephant's trunk or a modern 'e'.

£595,000

5 Cumberland Grove, Montpelier, Bristol, BS6 5LD

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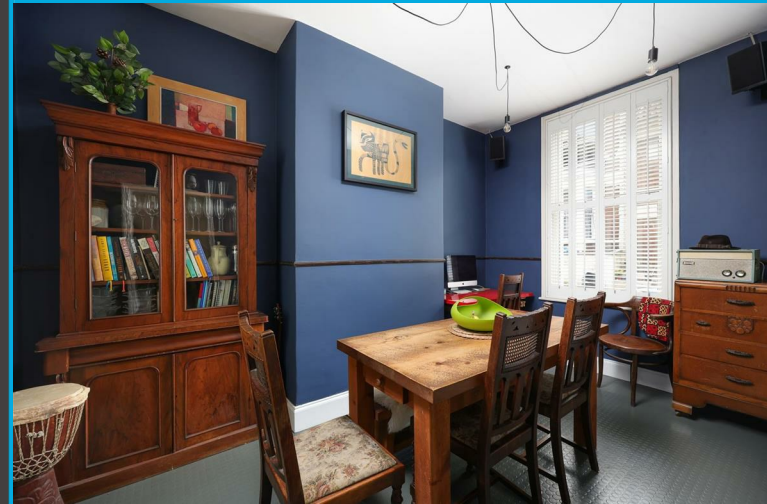
## 5 Cumberland Grove Montpelier, Bristol, BS6 5LD

Located in the heart of Montpelier, in a quiet cul-de-sac position, a characterful and stylish double bay-fronted period home. Key features include three double bedrooms, a loft room occupied as a double bedroom, bathroom, a living room with bay window, separate dining room, kitchen, garden room which leads to a landscaped west facing private rear garden.

Ground floor accommodation comprises; a main central entrance complete with stripped wood floors and stained glass windows, stairs that lead to the first floor and storage neatly tucked beneath. On the left of the hall is the living room/lead reception with a bay, sash window with plantation shutters, a working fireplace, stripped wooden floor and a window to rear aspect. To the right of the hallway, the second reception/dining room with sash window and plantation shutter benefiting a pleasant outlook onto Cumberland Grove.

To the rear of the house is the kitchen, fitted with a range of wall and base units with contrasting worktops, metro-brick tiled splash-backs and a double glazed window overlooking the rear. Adjacent is the garden room, windows and the rear door allow for plenty of natural light and a seamless connection out to the mature rear garden.

A staircase sweeps up to the first floor to three double bedrooms and a family bathroom. The master bedroom is to the rear, overlooking the rear garden and benefited a cast iron fireplace. Bedroom two is also a well-proportioned double and looks out onto Cumberland Grove, also benefiting a cast iron fireplace. Bedroom three is at the front featuring a built in cupboard. Completing the accommodation is a spacious family bathroom featuring a modern white suite with bath and shower over, W/C, vanity unit with basin complete with floor to ceiling metro tiling. A



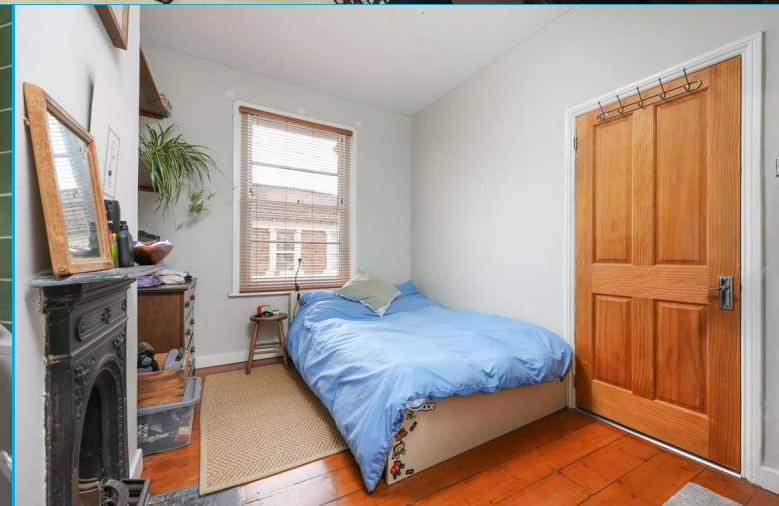
staircase leads to the loft, with far reaching views across Montpelier, currently occupied as a guest double bedroom but can also be used as a home study and play area with access to eaves storage.

Externally, the front of the property bears the classic red-brick fronted facade and a low brick-built wall. Whilst the rear garden is mainly laid to lawn, with a paved seating area enclosed by flower beds and a stone built wall.

5 Cumberland Grove is a lovely family home, it possesses many practical features for modern family living and is conveniently located for access to major transport links including Montpelier train station and the M32, M4 & M5. The shops, restaurants, cafes and pubs on Picton Street and Gloucester Road are just 0.4 miles and 0.7 miles away respectively. The property also falls within catchment to the highly regarded Fairlawn Primary and Montpelier High Schools.

#### Vendors Comments:

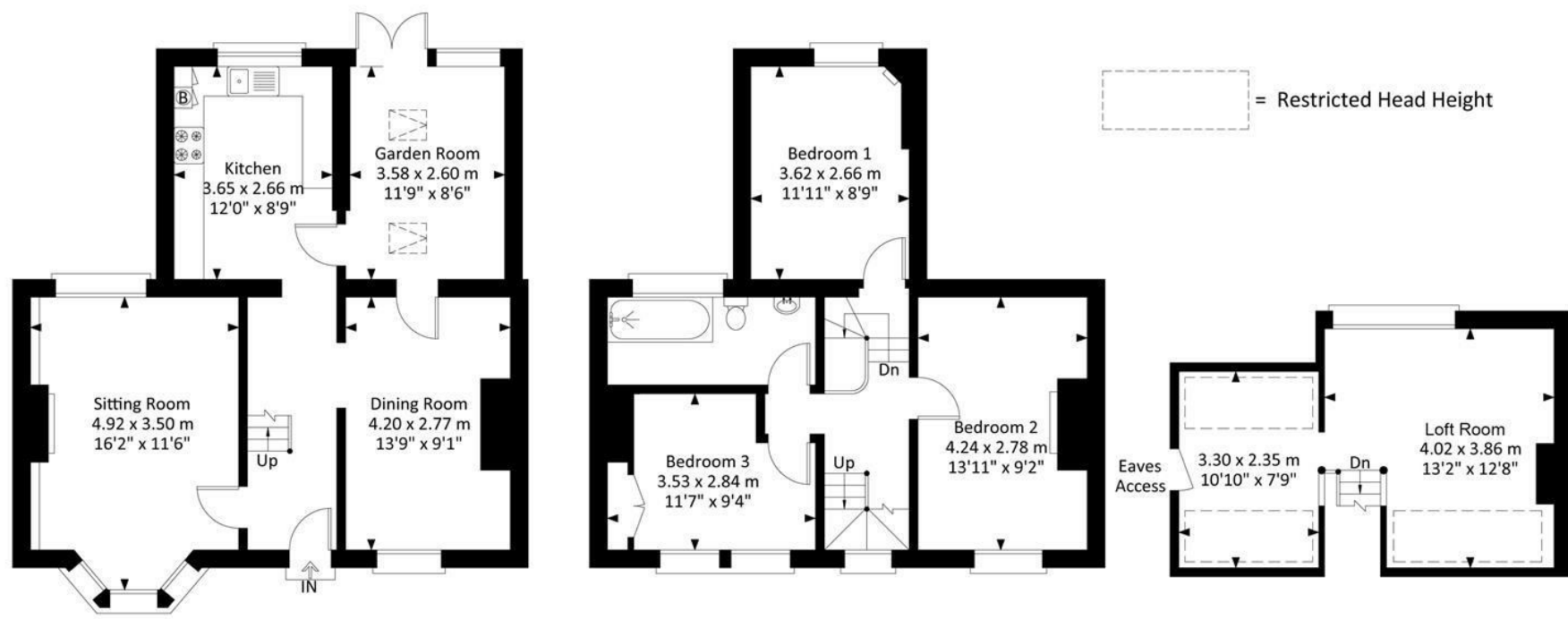
"We have enjoyed our home on Cumberland Grove for 15 years and will be very sad to leave. We brought up our two young children in the house and have many happy memories from our time here but we've decided to take the difficult decision to move a little further out of town. The road is quiet and the neighbours are lovely, many of whom have seen our children grow from toddlers to teenagers so it will be a bit of a wrench leaving. We've always loved the house and it has served us well, so we hope another family will go on to enjoy it as much as we have."





# Cumberland Grove, Montpelier, Bristol, BS6 5LD

Approximate Gross Internal Area = 123.66 sq m / 1331.06 sq ft



Ground Floor

First Floor

Second Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

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



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