



MAGGS
& ALLEN

8 DOVER PLACE COTTAGES

CLIFTON, BRISTOL, BS8 1AN

£490,000

A stylish and practical two-bedroom garden maisonette, occupying the lower levels of an attractive period terrace. Full of character, it offers an exceptional amount of private outside space, all within a short stroll of Clifton Village.

Vendor's Comments

"What I love most about living here is how private and quiet it is even though its in a very busy area. We love sitting out in the garden in the mornings with a cuppa listening to the birds and looking at all the green around us. The location is also perfect with all the amenities of Clifton Triangle, Whiteladies Road and then a small stroll into the village itself. Brandon Park - which in my opinion is one of the best kept secrets in Bristol - is beautiful and great for dog walking or just having a picnic. Harbourside is 15 minute walk which is great for a summer stroll. Neighbours are all friendly but quiet."

Summary

Accessed privately from the rear of the terrace, the living room is positioned at the front of the building, overlooking the gardens, QEH School, and Brandon Hill. A generous hallway connects to the recently replaced kitchen at the rear, fitted with solid oak work surfaces, a Belfast sink, gas hob, electric oven, extractor hood, integrated dishwasher, and washing machine plumbing. A back door leads to a unique and spacious private courtyard, ideal for socialising.

The lower level provides two good-sized double bedrooms, both with direct access to the patio and terraced garden. You'll also find a useful dressing room/home office and a family bathroom with a bath, separate shower cubicle, basin, and low-level WC.

Further benefits include a cloakroom and large storage cupboard on the first floor, plus additional integrated cupboards downstairs.

Externally, in addition to the covered private courtyard at the front, the property boasts a private rear garden comprising a patio area and two further terraces below. Access to the rear garden is via French doors from the bedrooms or a staircase from the upper walkway.

Location

Perhaps Bristol's best-known area, Clifton exudes a timeless charm with its historic architecture - predominantly Georgian and Victorian buildings - creating a picturesque and inviting setting. The area is renowned for its green spaces, including the scenic Clifton Downs and the iconic Clifton Suspension Bridge.

Clifton has the rare benefit of being central, with easy access to the centre, but due to its location banking the River Avon, also offering a quick route out of the city towards North Somerset.

Whiteladies Road is host to number of well-regarded furniture shops, cafes, restaurants, pubs and bars and this is likewise the case with the Triangle and Park Street – featuring gorgeous Georgian architecture. A stroll through the Clifton Village is a unique and vibrant shopping experience, characterised by a range of independent shops, boutiques, and cafes that showcase the local businesses.

Tenure

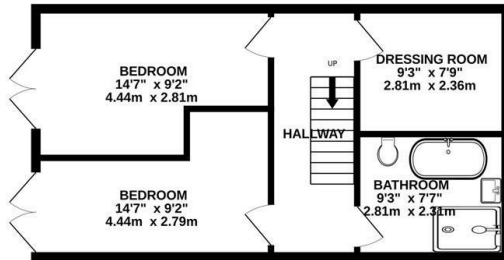
Leasehold. Residue of 965 years

Ground Rent: £25 per annum

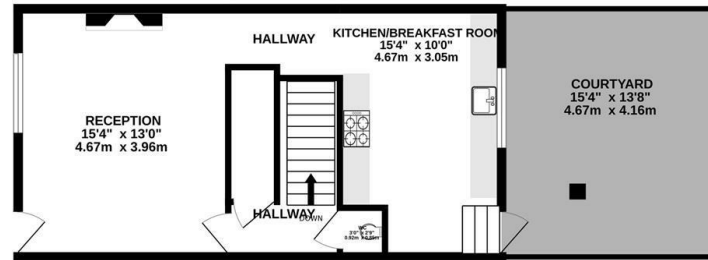
Management Fee: £50 pcm



LOWER GROUND
446 sq.ft. (41.4 sq.m.) approx.

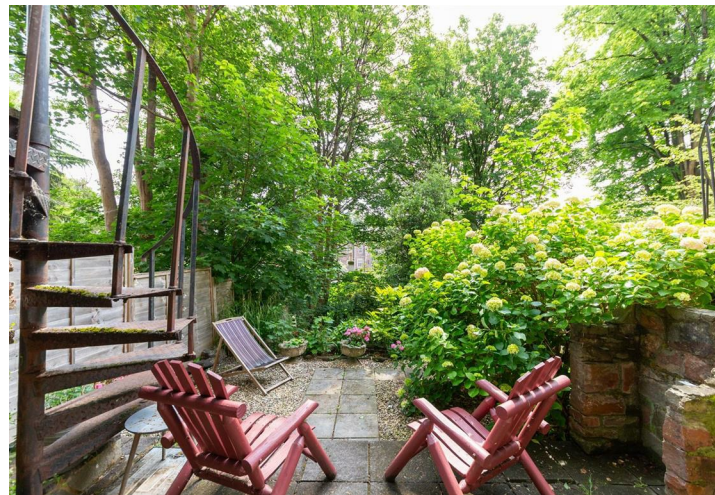


GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Garden maisonette
- In a quiet location, but within walking distance of Clifton Village
- Two bedrooms
- Split level garden and separate, private courtyard
- Retaining some attractive original features
- Grade II Listed building
- Offered with no onward chain

Guide Price: £490,000

Tenure: Leasehold

Council Tax Band: C

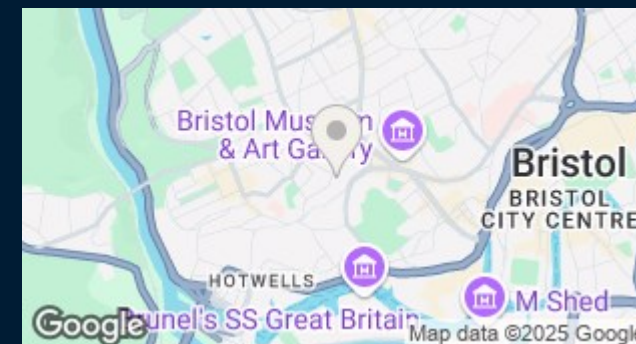
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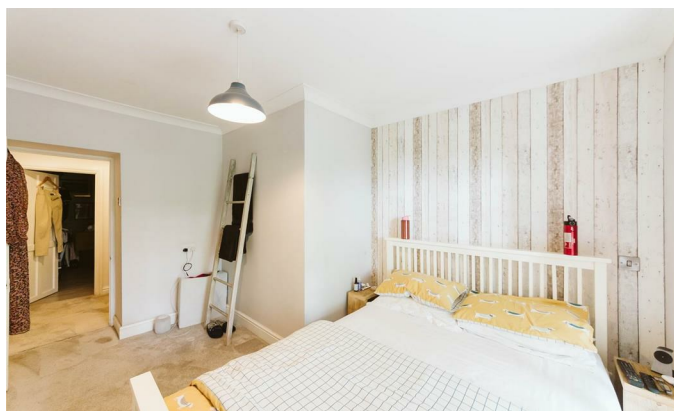
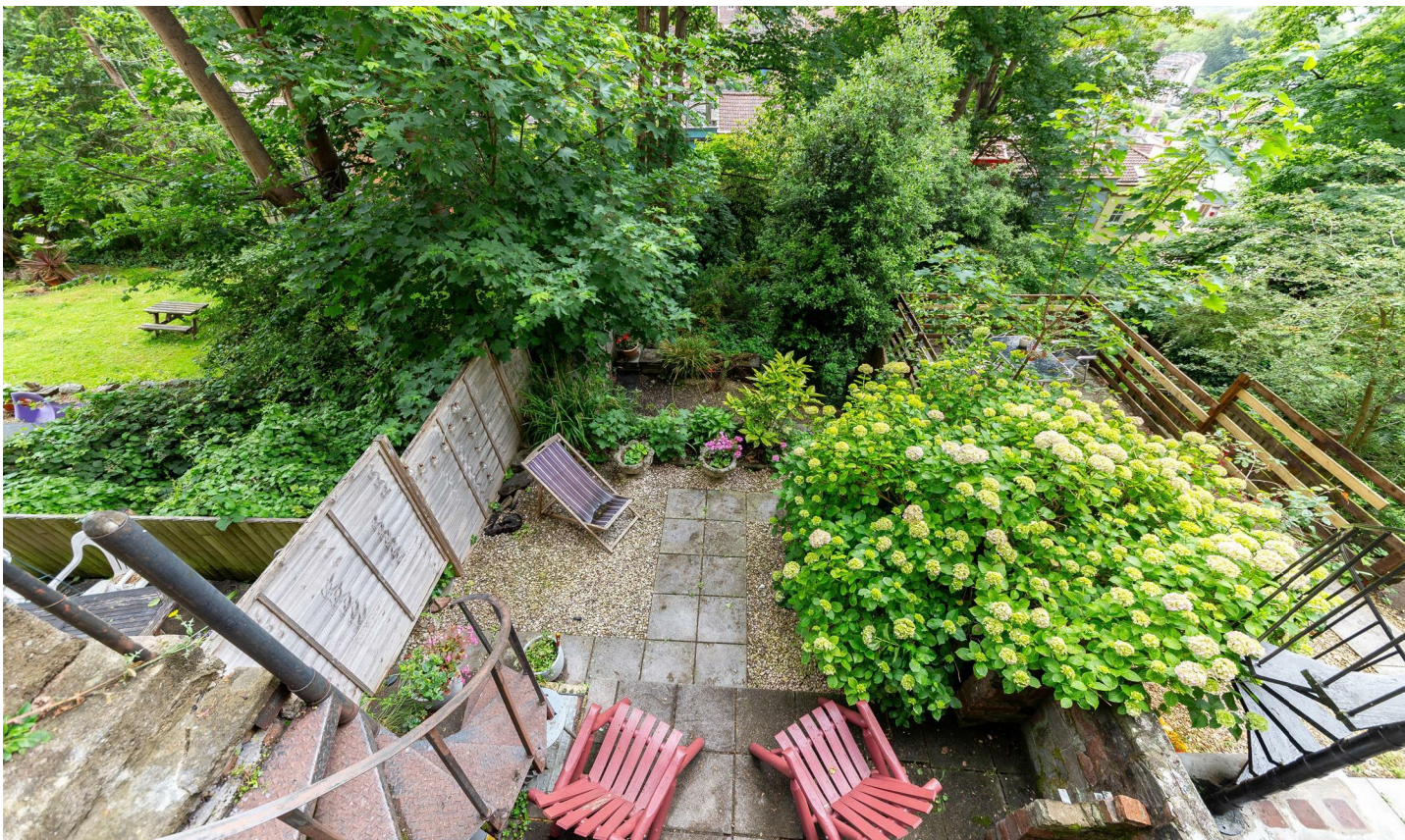
Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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