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GARDEN FLAT, 13A DEVONSHIRE ROAD

WESTBURY PARK, BRISTOL, BS6 7NG

£415,000



An outstanding hall floor garden flat situated in the heart of Westbury Park, boasting a private garage and substantial undercroft storage. Offered with no onward chain.

### Summary

You enter the apartment through a communal front door and hallway, in turn leading to the main reception room.

The spacious sitting room features a double-glazed bay window, coving, and picture rails. This room also has a fireplace and handy built-in storage in the recesses. A door leads from the sitting room to the kitchen/breakfast room.

The modern kitchen is equipped with wall and base units, ample work surfaces, and tiled surrounds. It includes an integrated oven, hob, and extractor hood, as well as plumbing and space for other white goods. There's also space for a breakfast table and a cupboard housing the gas boiler. A double-glazed window overlooks the rear garden. From the kitchen, a doorway leads to a rear hallway, which provides access to the garden through a double-glazed door, as well as to the bedrooms and bathroom.

The first bedroom has a double-glazed window at the rear, while the second bedroom features a double-glazed window on the side. The modern bathroom is well-appointed with a bath that has a fitted shower and glass screen, a wash basin, and a low-level toilet, all surrounded by stylish tiling.

Outside, the property benefits from a private rear garden with raised beds and a large decked area, a garage located at the back of the property accessible from the garden and rear lane, and a substantial undercroft storage space (refer to the floorplan for dimensions).

Offered with no onward chain.

### Location

Westbury Park is a charming residential neighbourhood known for its Victorian architecture and family-friendly atmosphere. The area features well-maintained homes and gardens, creating a picturesque suburban setting.

Residents enjoy the community feel with local schools, parks, and amenities within easy reach. Coldharbour Road and North View are nearby and offer an array of shops, cafes, restaurants and other independent business including Little French and Lavender.

Green spaces like Redland Green and Durdham Downs provide opportunities for outdoor activities, contributing to the neighbourhood's appeal. Well-connected to Bristol's city centre, Westbury Park maintains a peaceful residential character while ensuring convenient access to amenities and transportation. It's a sought-after destination for those seeking classic charm, community spirit, and modern convenience.



## Schools

Westbury Park School - Distance: 0.12 miles

Redland Green School - Distance: 0.43 miles

Henleaze Junior School - Distance: 0.48 miles

## Tenure

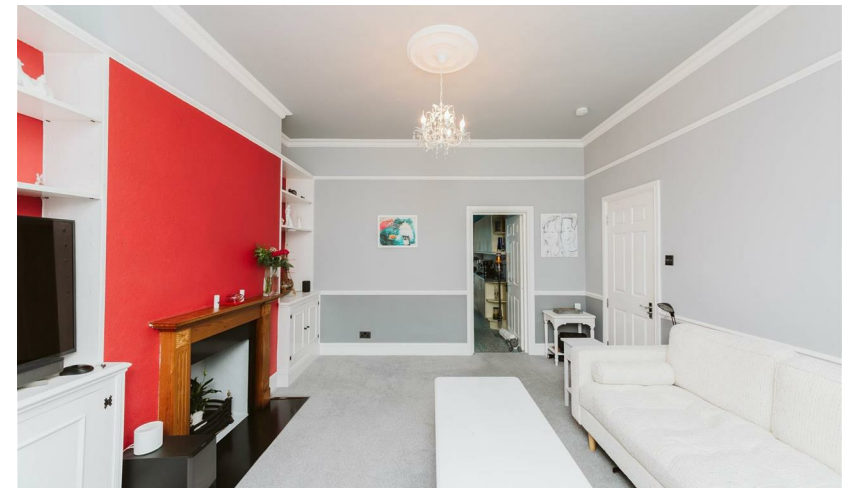
We understand the property is a 999 Year Lease from 1/1/1991 (967 years remaining), with a 50% share of freehold.

## Vendor's Comments

"We have always had lovely neighbours through the 25 years of being here, the road is very community based and everyone looks out for each other when necessary.

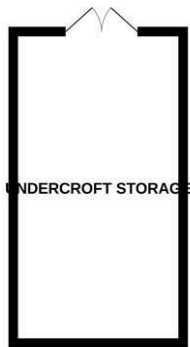
Just round the corner on Coldharbour road, there are Hairdressers/Barbers, Local Shop, and Beauty Salons to boot with Waitrose only a 5 minute walk away, with two lovely Pubs and 10 minute walk ( less in a car) to Henleaze Road with an array of shops to visit, including local Dentists, Restaurants and Coffee shops.

The Downs are also so close and have gone for many a walk over the years. Even the Sea Walls looking over the Gorge and the Suspension Bridge is a less than a 10 minute journey."

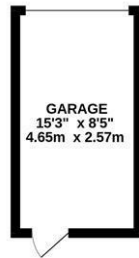




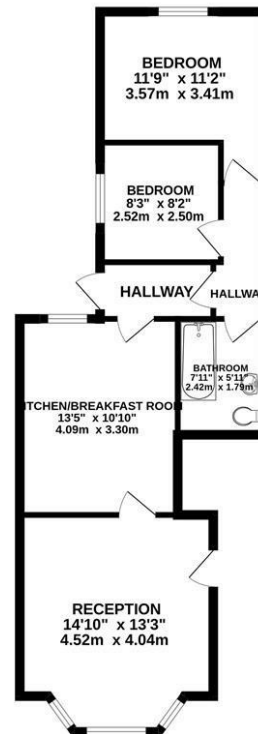
UNDERCROFT  
248 sq.ft. (23.1 sq.m.) approx.



GARAGE  
129 sq.ft. (12.0 sq.m.) approx.

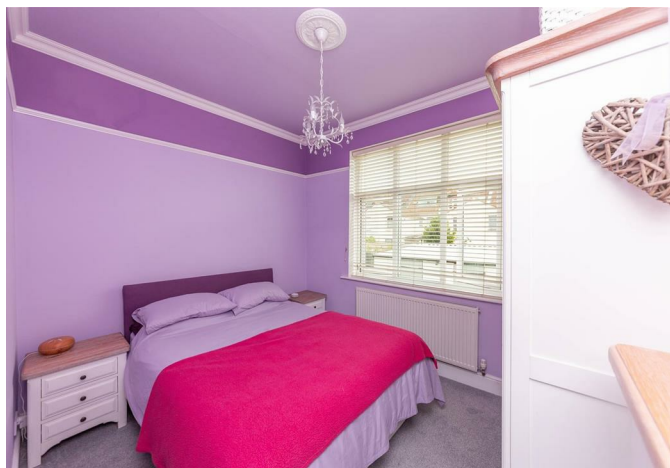


GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



**TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 flat
- Popular, tree-lined road
- Two bedrooms
- Kitchen/breakfast room and separate reception room
- Large undercroft storage
- Private garage
- Some attractive original detailing retained
- Offered with no onward chain

**Guide Price:** £415,000

**Tenure:** Leasehold - Share of Freehold

**Council Tax Band:** B

**EPC Rating:** D

**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.

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