

89 St Andrews Road, Montpelier

Guide Price £650,000

RICHARD  
HARDING



# 89 St Andrews Road,

Montpelier, Bristol, BS6 5EJ

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An exceptional 3 double bedroom, 2 bath/shower room modern detached house, featuring a stunning high specification open-plan kitchen/dining/family room, separate sitting room, and a beautifully landscaped rear garden. The property also benefits from a detached garden office and driveway parking for 2 cars.

## Key Features

- **Ground Floor:** entrance, open plan kitchen/dining/family room, separate sitting room, cloakroom/wc
- **First Floor:** landing, bedroom 1 with en-suite, bedroom 2, bedroom 3 and family bathroom/wc.
- **Outside:** driveway parking for 2 vehicles, landscaped rear garden with office pod.
- **Located within Montpelier** - a vibrant and sought-after setting close to Picton Street/Cheltenham Road and Gloucester Road with a wide range of independent shops, cafes and restaurants.
- **There are also great transport links** - within a few hundred yards of a rail link to Clifton, Redland and Bristol Temple Meads and a useful bus network on Cheltenham Road, the highly regarded Fairlawn Primary School is within 250 metres.
- **Gas central heating and double glazing** throughout.





## GROUND FLOOR

**APPROACH:** from the pavement, proceed across the block paved driveway where the front entrance door can be found immediately in front of you. Via wooden front door, area for coats and shoes storage.

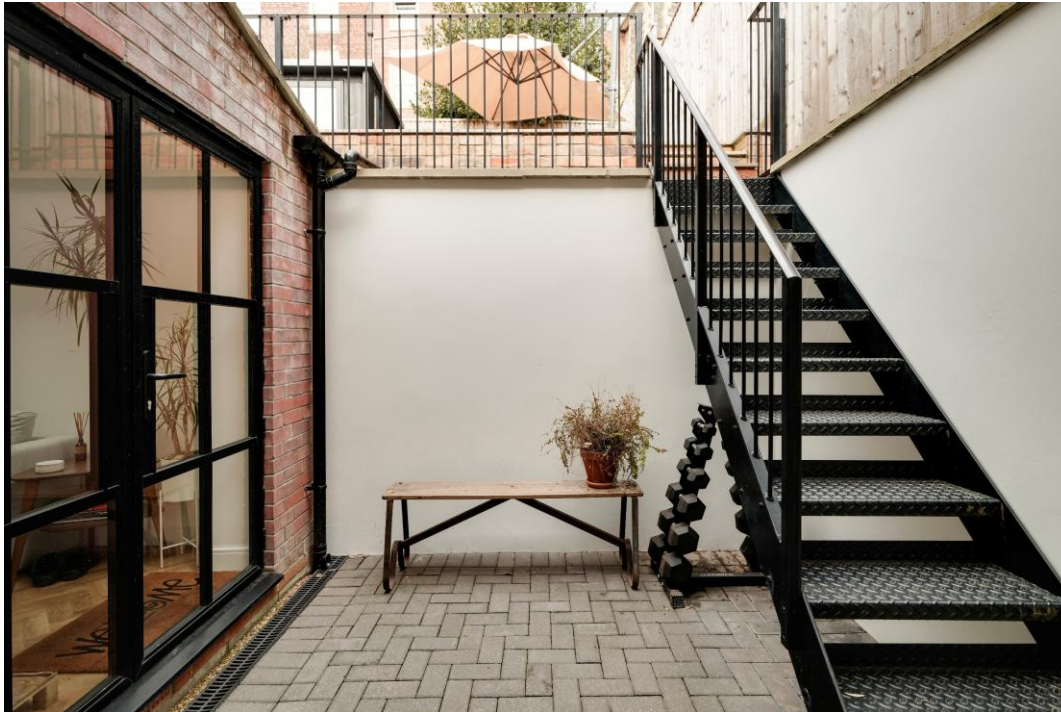
**OPEN PLAN KITCHEN/DINING/FAMILY ROOM:** impressive light-filled space with stairs ascending to first floor landing with hidden storage drawers under the stairs. Wi-Fi enabled electric underfloor heating throughout. Described and measured separately as follows:-

**Kitchen/Dining Area: (20'1" x 14'6") (6.12m x 4.41m)** fitted with a matching range of wall, base and drawer units with quartz worktop over and matching upstands. Integrated double oven, microwave, induction hob and dishwasher. Appliance space for American-style fridge/freezer. Inset 1½ bowl stainless steel sink with mixer tap over and separate boiling hot water tap, set into island with breakfast bar area. Double glazed window to front elevation with plantation shutters. Two ceiling light points, undercounter lighting, two cast iron radiators. Ample space for dining furniture. Built-in storage cupboards with space and plumbing for washing machine. Door to Cloakroom/WC.

**Living Area: (13'2" x 8'6") (4.02m x 2.59m)** ample space for dining furniture or sofas. Vaulted ceiling with two large Velux skylights with remote controlled integrated thermal blinds. Inset ceiling downlights. Karndean parquet flooring throughout. Moulded skirting boards. Door giving access out to rear courtyard.

**Cloakroom/WC:** white suite comprising low level wc, wash hand basin set on wooden vanity unit, inset ceiling downlights, extractor fan, part tiled walls, tiled flooring, cast iron style radiators, moulded skirting boards.

**SITTING ROOM: (20'1" x 9'8") (6.12m x 2.94m)** a dual aspect, light-filled room with double glazed windows to front elevation with plantation style shutters and French doors plus side window to the rear elevation. Inset ceiling downlights, two cast iron style radiators, moulded skirting boards.



## FIRST FLOOR

**LANDING:** inset ceiling downlights, loft access hatch, skirting boards, doors radiating to:-

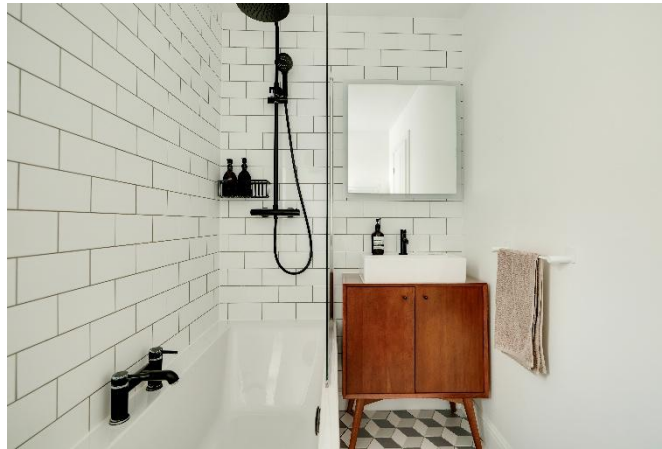
**BEDROOM 1: (15'0" x 9'11") (4.57m x 3.01m)** a double bedroom with double glazed window overlooking the front elevation. Inset ceiling downlights, cast iron style radiator, moulded skirting boards. Door opening to:-

**En-Suite Shower Room/WC:** a white suite comprising low level wc, wash hand basin set on wooden vanity unit, shower enclosure with waterfall shower plus handheld attachment. Tiled surrounds, inset ceiling downlights, extractor fan, obscured double glazed window to the rear elevation, moulded skirting boards, tiled flooring, separate low level nighttime lights and an illuminating heated mirror.

**BEDROOM 2: (14'6" x 9'1") (4.41m x 2.76m)** a double bedroom with two double glazed windows overlooking the front elevation, cast iron style radiator, moulded skirting boards.

**BEDROOM 3: (10'8" x 8'1") (3.26m x 2.46m)** a double bedroom currently arranged as a dressing room with inset ceiling downlights and a double glazed window overlooking the private rear garden. An array of built-in wardrobes with a variety of hanging rails, drawers and shelving. Additional built-in cupboard with multiple shelving units. Cast iron style radiator.

**BATHROOM/WC:** a white suite comprising low level wc, wash hand basin set on wooden vanity unit, panelled bath with waterfall shower over plus handheld shower attachment and glass shower screen. Wall mounted towel radiator, moulded skirting boards, tiled flooring, separate low level nighttime lights and an illuminating heated mirror.



## OUTSIDE

**FRONT GARDEN/PARKING:** mainly laid to block paving which doubles as driveway providing parking for two vehicles. Area of chippings with flowerbed housing a blossoming cherry tree, plants and shrubs.

**REAR COURTYARD: (28'6" x 24'7") (8.69m x 7.49m)** accessed from both the kitchen/dining/living room and sitting room. Laid to block paving. Outside tap. Cast iron staircase leads to upper section of garden which has been beautifully landscaped and mainly laid to contemporary paving. Zones for barbecuing, entertaining and sunbathing, with shrubs and plants to the borders. Outside light. Enclosed by wooden feather-edged fencing.

**GARDEN OFFICE: (12'0" x 6'1") (3.67m x 1.85m)** a super addition to the property. Accessed via sliding double glazed doors and additional side window. Ceiling lights, built-in worktop with wall and base units. Parquet style vinyl flooring. Power and light.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is Freehold. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: D

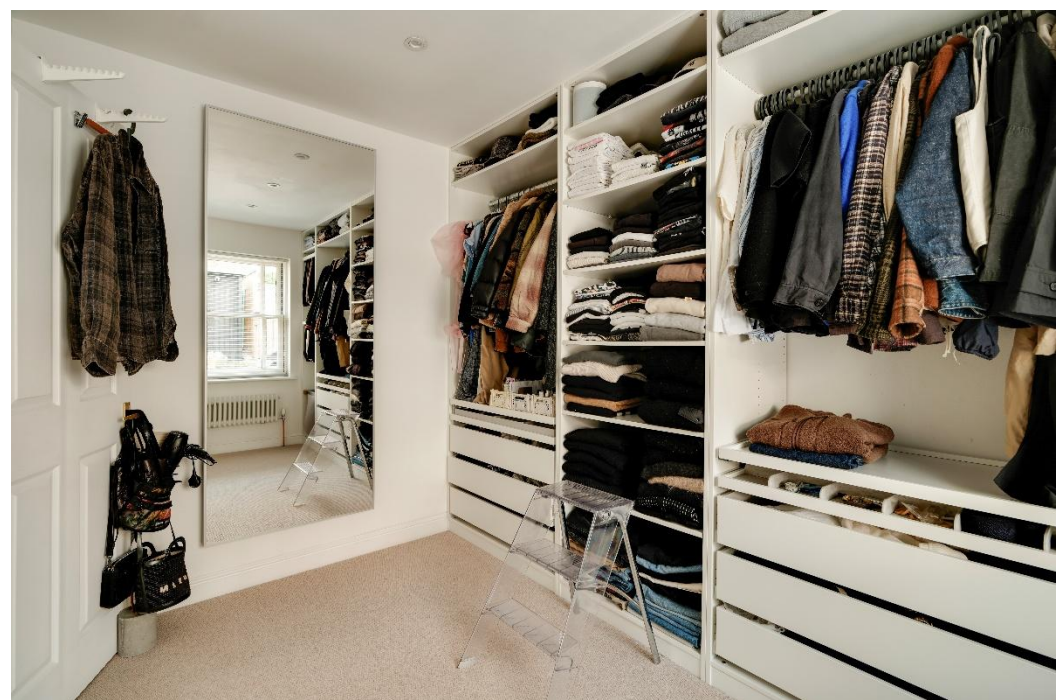
### PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:  
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.

- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



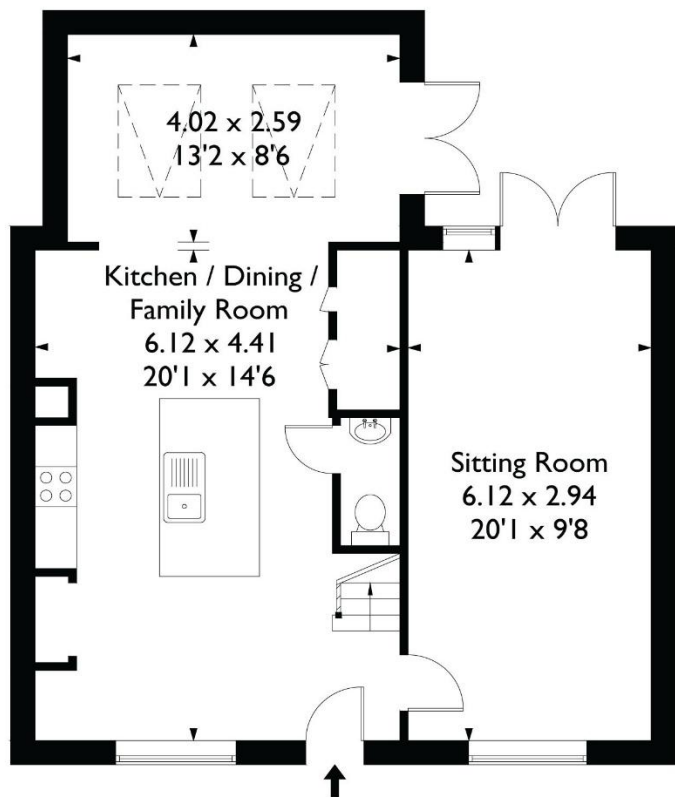


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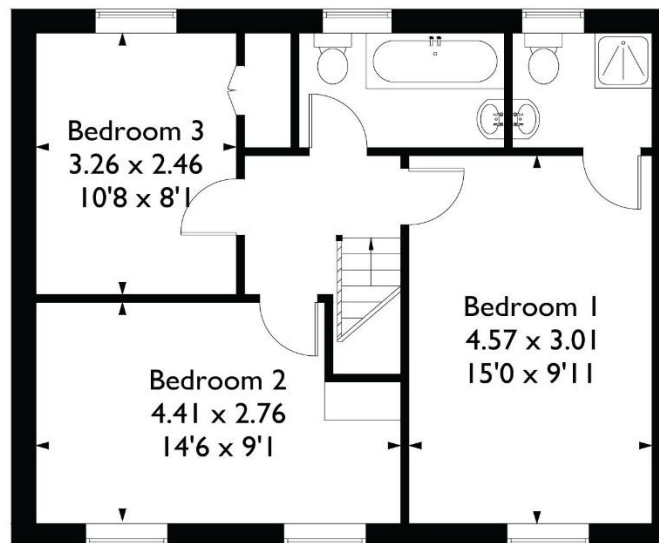
Approximate Gross Internal Area 102.40 sq m / 1102.10 sq ft

Garden Area 6.80 sq m / 73.10 sq ft

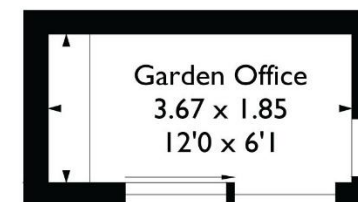
Total Area 109.20 sq m / 1175.20 sq ft



Ground Floor



First Floor



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.