



26 Rownham Mead, Hotwells
Guide Price £770,000



RICHARD
HARDING



26 Rownham Mead,

Hotwells, Bristol, BS8 4YA

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A fabulous 3/4 bedroom (two with en-suite), 1/2 reception room modern terraced waterfront home.

Key Features

- Light and airy accommodation with freshly updated interior, breathtaking views, front and rear gardens, off road parking and a garage.
- Idyllic location, fronting Bristol's harbourside with a south facing aspect flooding the paved garden and all principal rooms with natural light. Lovely level walks around the water, as well as being convenient for access to the city centre, Clifton Village and the green open spaces of Ashton Court Estate.
- Large loft/attic space providing excellent storage and offers the potential for conversion subject to the necessary consents.
- **Ground Floor:** reception room, separate kitchen/breakfast room with access out onto the sunny paved garden and views over the water, plus a ground floor cloakroom/wc.
- **First Floor:** principal reception room (or double bedroom if one prefers) and bedroom 3.
- **Second Floor:** two further double bedrooms, both with en-suites.
- A well presented modern town house in an enviable harbourside position, offered with no onward chain.





GROUND FLOOR

APPROACH: via a gated car port providing one off road parking space. The covered car port is next to a single garage and leads through to a paved garden, where you will find the porch entrance to the property.

ENTRANCE PORCH: inset floor matting and a gas meter. Part glazed front door opening into:-

ENTRANCE HALL/RECEPTION ROOM 2: (15'10" max across and including staircase x 12'8" max) (4.83m x 3.86m) a useful second reception room, perfect for a dining room, informal sitting room etc. with an understairs recess, staircase rising to first floor landing, radiator and wall mounted fuse box for electrics. Doors leading off to kitchen/dining room and ground floor cloakroom/wc.

KITCHEN/DINING ROOM: (16'1" max into recess x 13'8") (4.90m x 4.17m) a sociable kitchen/dining room with a south facing elevation and beautiful views out over the sun terrace, and out towards Bristol's harbourside. A newly fitted kitchen (2025) comprising base and eye level cupboards and drawers with granite worktops, inset 1 ½ bowl sink and drainer unit, integrated AEG fridge/freezer, stainless steel electric oven and induction hob, integrated Neff dishwasher, ample space for dining table and chairs, inset spotlights, large double glazed windows to rear and double glazed door to rear accessing the south facing sun terrace.

CLOAKROOM/WC: low level wc with concealed cistern, wash hand basin with storage cupboard beneath, spotlights, extractor fan and a heated towel rail.

FIRST FLOOR

LANDING: doors leading off to the first floor sitting room and bedroom 3. Radiator and a double glazed window to front. Staircase continuing rising to second floor landing.

SITTING ROOM: (17'7" max into bay x 16'0" max) (5.36m x 4.88m) a glorious light filled sitting room with box bay to front enjoying breathtaking views over Bristol's harbourside and a south facing aspect. Ceiling coving, inset spotlights, two radiators and wall mounted thermostat control for central heating.

BEDROOM 3: (11'7" x 9'2") (3.53m x 2.79m) a double bedroom with ceiling coving, inset spotlights, double glazed windows to rear overlooking the rear garden, and a radiator.

SECOND FLOOR

LANDING: inset spotlights, loft hatch accessing a generous and sizeable loft storage space providing excellent storage and has the potential for conversion (subject to the necessary consents). Doors off to bedroom 1, bedroom 2 and an airing cupboard.

BEDROOM 1: (front) (15'0" max to front of built-in wardrobes x 9'6") (4.57m x 2.90m) a double bedroom with built-in wardrobe and dressing table. Double glazed windows to front enjoying a wonderful elevated outlook over Bristol's harbourside, ceiling coving and a radiator. Door accessing:-

En-Suite Bathroom/WC: panelled bath, low level wc with concealed cistern, shower enclosure, wash hand basin, inset spotlights, ceiling coving, heated towel and a double glazed window to front.

BEDROOM 2: (rear) (12'3" max inclusive of en-suite and into recess x 10'7") (3.73m x 3.23m) a double bedroom with built-in storage, ceiling coving, double glazed windows to rear offering an outlook over the rooftops of neighbouring buildings towards the pretty houses in Cliftonwood and Clifton Village. Radiator. Door accessing:-

En-Suite Shower Room/WC: a shower enclosure with system fed shower, low level wc with concealed cistern, wash basin with storage beneath, mirrored bathroom cabinet and a heated towel rail.



OUTSIDE

FRONT GARDEN: a private front garden mainly laid out paving with ample space for outdoor seating and entertaining. The front garden is accessed through the car port.

REAR GARDEN: fantastic south facing small paved garden with low level boundary wall with built-in planter and trellising over, gated access to the public pathway fronting the harbourside, therefore the garden has a wonderful sunny aspect and views making it a perfect place to watch the world go by.

OFF ROAD PARKING & GARAGE: the property has the benefit of a covered off road parking space with a single garage beside.

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 Leasehold with the remainder of a 999 year lease from 24 March 1980. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £264. This is broken down into 2 instalments. Paid every 6 months. There is also an annual £24 ground rent payable. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: F

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	77 C	80 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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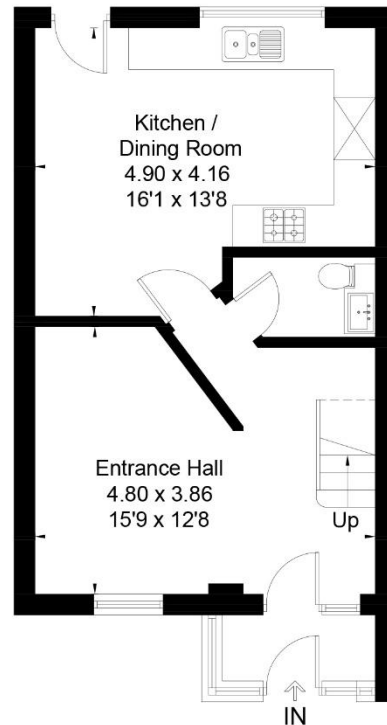
Approximate Floor Area = 125.3 sq m / 1349 sq ft

Garage = 13.6 sq m / 146 sq ft (Excluding Carport)

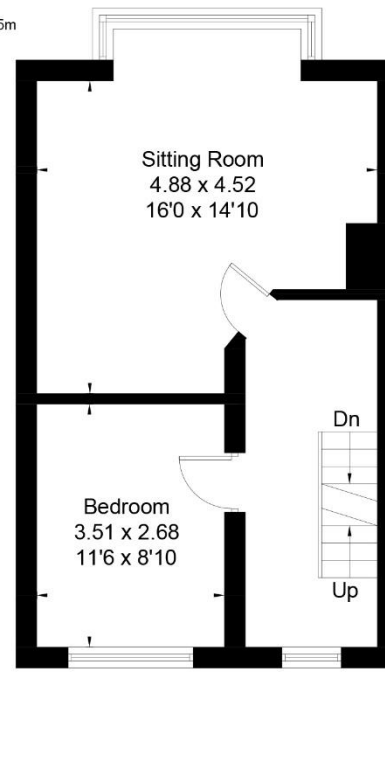
Total = 138.9 sq m / 1495 sq ft



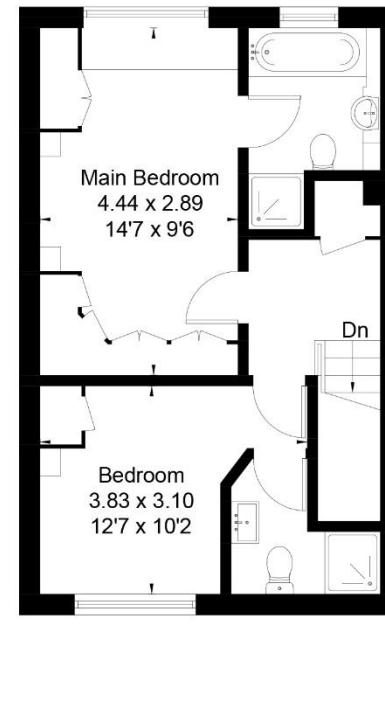
[] = Reduced head height below 1.5m



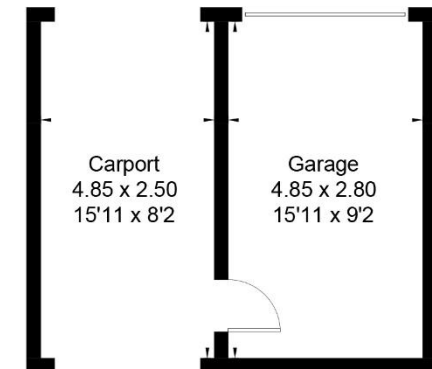
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #112735