



3 Shrubbery Cottages, Redland

Guide Price £695,000

RICHARD
HARDING



3 Shrubby Cottages,

Redland, Bristol, BS6 6SY

RICHARD
HARDING

A smart and well-designed double-fronted cottage in an idyllic peaceful location, within a short level stroll of celebrated local cafes and restaurants and the popular Saturday farmers market on Whiteladies Road. The cottage further benefits from a sunny rear garden and garage, with the possibility to convert to a garden room.

Key Features

- Tucked away on a desirable and neighbourly side street in Redland with an abundance of local amenities nearby and within easy reach of the open green spaces of Durdham Downs and Redland Green Park.
- Sympathetically renovated recently by the current owners, this property retains its charm and character whilst enjoying a high spec light-filled, spacious and stylish interior incorporating a wealth of built-in storage.
- **Ground Floor:** entrance lobby, reception room, open-plan kitchen-dining room, ground floor cloakroom/wc.
- **First Floor:** landing with built-in storage and office/study nook, 2 double bedrooms (1 en-suite shower room), family bathroom.
- **Outside:** sunny low maintenance rear courtyard garden and garage.
- The property further benefits from the advantage of no onward chain.





GROUND FLOOR

APPROACH: via the main central front door leading into the entrance lobby.

ENTRANCE HALLWAY: a generous and welcoming entrance lobby with capacious under-stair storage, ground floor cloakroom/wc and doors leading to the reception room and open-plan kitchen/dining room, further built-in storage, coat hooks and staircase rising to the first floor landing.

RECEPTION ROOM: (16'10" x 11'7") (5.12m x 3.52m) a spacious reception room with double-glazed sliding sash window to front and a further obscured double glazed window to the side, recessed spotlights and central rose, contemporary upright radiator.

OPEN-PLAN KITCHEN-DINING ROOM: (23'0" x 10'4") (7.24m x 3.15m) a surprisingly generous kitchen-dining room with the wow factor! Flooded with natural light provided by the sliding double-glazed sash windows to front with window seats beneath and further windows to either side of the French doors which lead directly into the courtyard garden. There is a stylish fitted kitchen comprising base and eye level units in pastel colours, reminiscent of the 1950's, with a modern iroko worktop over and inset stainless steel sink. Integrated appliances include an electric oven, 4 ring induction hob with extraction over, fridge/freezer, dishwasher and utility cupboard with built-in washing machine and dryer in a cupboard adjacent. There is ample space for dining table and seating and low level radiators.

CLOAKROOM/WC: low level wc with concealed cistern, wash hand basin with storage cupboard beneath and tiled splashbacks, built in mirror and extraction.

FIRST FLOOR

LANDING: a large landing, with generous space for a study/home office area, with a double-glazed sliding sash window to the front, two further light tubes providing natural light through the stairwell, recessed boiler/storage cupboard housing the Glow-worm gas central heating boiler and additional storage cupboard. Doors lead off to the two double bedrooms and bathroom. There is a loft hatch with ladder accessing loft storage space.

BEDROOM 1: (13'8" x 10'4") (4.17m x 3.16m) a double bedroom with built-in wardrobes, radiator, large picture double-glazed window to side delivering a delightful outlook over the garden and Shrubbery Cottages towards East Shrubbery beyond.

BEDROOM 2: (11'6" x 9'5") (3.51m x 2.88m) a double bedroom with amazing double-height ceiling (into the roof), double-glazed sash window and skylights. There are built-in wardrobes, a radiator and an obscured glazed door which accesses the:-

En Suite Shower Room/wc: a smart shower room with oversized walk in shower enclosure with dual headed system fed shower, low level wc, wash hand basin with storage beneath, radiator, high level double glazed window, recessed lighting and extraction.

BATHROOM/WC: a large principal bathroom with a white suite comprising panelled bath with central mixer taps and shower over with glass shower screen, low level wc, wash hand basin with storage drawers beneath, shaver point, recessed lighting, extraction, heated towel rail and double glazed sliding sash window to front.





OUTSIDE

REAR GARDEN: a sunny and private enclosed low-maintenance courtyard garden with an attractive stone boundary, providing a perfect space for pottering, relaxing and outdoor entertaining and seating. The property has the rare advantage of a garage (12'1" x 8'6") (3.67m x 2.60m) at the bottom of the garden which could either be removed to create more garden length or retained for use as bicycle etc storage, or converted into a garden room.

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 are 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:

1. **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.
2. **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>
3. The photographs may have been taken using a wide angle lens.
4. 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.

5. 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.
6. 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.
7. 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.
8. 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.
9. 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		86 B
69-80	C		
55-68	D	60 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.





Shrubbery Cottages, Redland, Bristol, BS6 6SY

Approximate Gross Internal Area = 94.58 sq m / 1018.05 sq ft
(Excluding Garage)

Garage Area = 9.54 sq m / 102.68 sq ft
Total Area = 104.12 sq m / 1120.73 sq ft

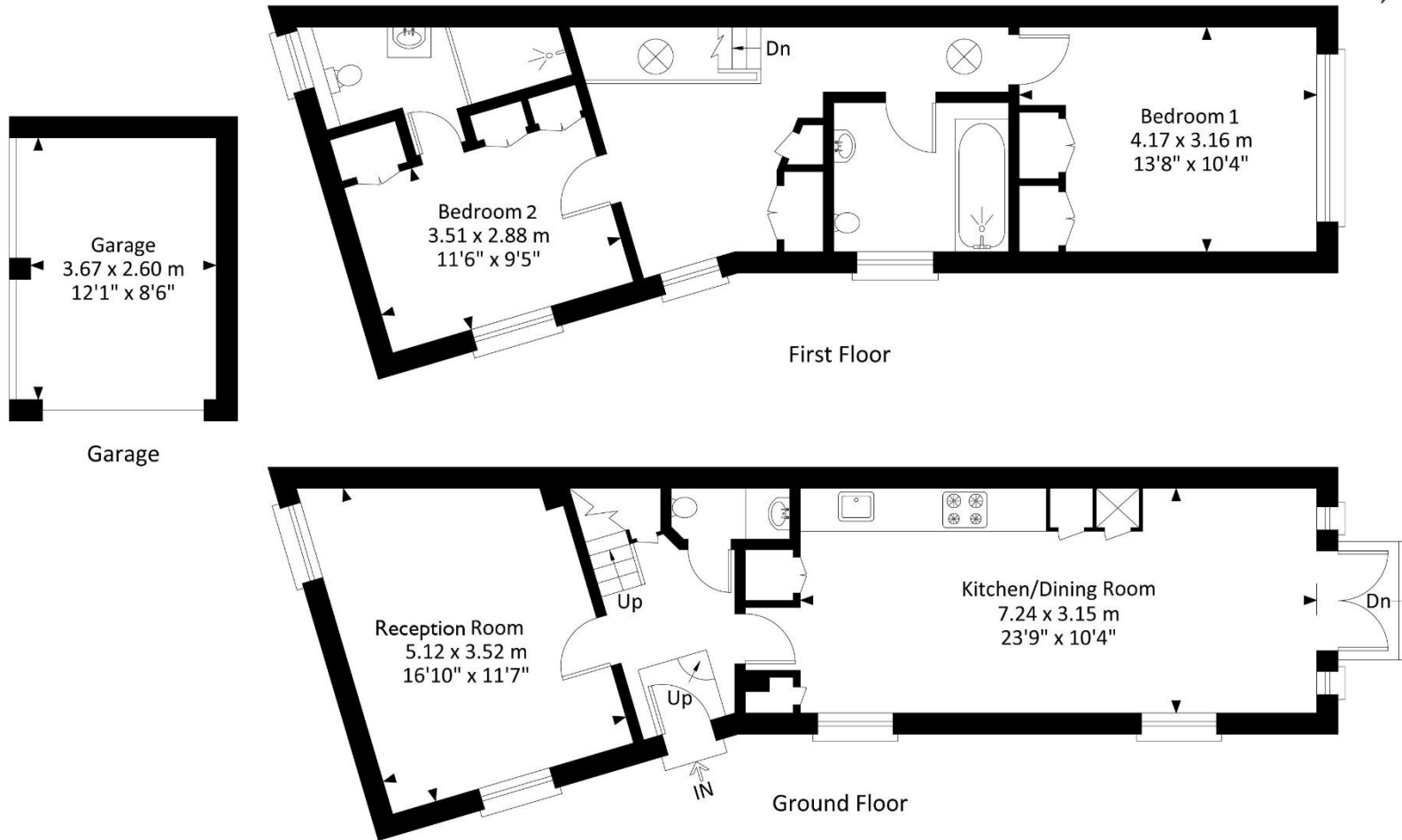


Illustration for identification purposes only, measurements and approximate, not to scale.