



16 Rownham Mead, Harbourside
Guide Price £735,000

RICHARD
HARDING



16 Rownham Mead,

Harbourside, Bristol, BS8 4YA

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A superbly situated, 4-bedroom, water-fronting townhouse with privileged views overlooking the wet dock of Bristol's historic floating harbour, having off-street parking with EV charger point and integral garage.

Key Features

- The property offers immensely flexible and well-proportioned accommodation arranged over three floors with gas central heating (newly installed gas fired combination boiler) and double-glazed windows throughout.
- Our vendor client has recently undertaken a major refurbishment of the property including the following work to name a few: new kitchen & bathroom, replacement flooring, re-plastered walls and re-decorated throughout.
- Whilst not immediately necessary and depending on preference, our vendor client also obtaining planning consent for a loft conversion which would feature a balcony and views towards the SS Great Britain.
- The property forms part of a row of water-fronting town houses with interesting views, there is both front and rear outside areas.
- Hotwells, along with neighbouring Clifton, was extremely fashionable during the 18th century due to its spa and bottled water and is still full of important reminders of its maritime past, Rownham Mead having been built on the former site of Champions Quay. Today, the area combines access to the M5, M4 and M32 motorways with the convenience of being close to the main areas of employment, shopping and leisure that Bristol has to offer.
- Regular buses to and from the city combine with the daily water bus services with landing stages in the city centre and Temple Meads mainline station.
- **Ground Floor:** entrance hall, separate wc, open-plan kitchen/dining room.
- **First Floor:** Landing, sitting room, double bedroom.
- **Second Floor:** landing, three further double bedrooms (4 in total), family bathroom/wc.
- **Outside:** easy maintenance front and rear gardens, off-street driveway parking for one car with EV charger, integral single garage & paved parking area for selected residents only.
- **Included in the wider Clifton and Hotwells residents parking permit scheme.**
- **To be sold with no onward chain.**





GROUND FLOOR

APPROACH: there is an open-fronted porch with obscure upvc double glazed door and side panel, opening to:-

RECEPTION HALL: a most welcoming introduction, having an elegant staircase ascending to the first floor with handrail and ornately carved spindles, useful understairs storage cupboard, moulded skirtings, radiator, ceiling light point. Double doors opening to the kitchen/breakfast room. Panelled doors with stainless steel door furniture and moulded architraves opening to the cloakroom/wc and integral garage.

CLOAKROOM/WC: low level dual flush wc. Wall mounted wash hand basin with mixer tap, splashback tiling and cupboard below. Heated towel rail/radiator, extractor fan, ceiling light point.

KITCHEN/BREAKFAST ROOM: (17'7" x 11'11") (5.35m x 3.63m) a stylish and well-appointed modern kitchen comprehensively fitted with an array of handle-less soft closing base and eye level units combining drawers and cabinets. Slimline marble effect worktop surfaces with undermount 1 ½ bowl stainless steel sink with mixer tap. Integral appliances including tall fridge/freezer, electric oven, combi microwave/oven, 4 ring induction hob with extractor and a dishwasher. Ample space for table and chairs, vertical style column radiator, two ceiling light points, inset ceiling downlights. Window and double doors overlooking the water and opening externally to the garden.

FIRST FLOOR

PART GALLERIED LANDING: part galleried over the stairwell and enjoying natural light via a window to the front elevation, staircase continuing to the second floor with handrail and ornately carved spindles, moulded skirtings, radiator, coved ceiling, ceiling light point. Panelled doors with stainless steel door furniture and moulded architraves, opening to:-

SITTING ROOM: (18'11" x 17'7") (5.76m x 5.35m) a gorgeous principal reception room having box bay window to rear elevation directly overlooking the wet dock with views in a southerly direction towards Bristol's historic floating harbour, additional window also to the rear elevation. Moulded skirtings, radiator, two ceiling light points.

BEDROOM 2: (11'1" x 10'2") (3.38m x 3.09m) windows to the front elevation, radiator, moulded skirtings, coved ceiling, ceiling light point.

SECOND FLOOR

LANDING: part galleried over the stairwell with handrail and ornately carved spindles, loft access (our vendor client has plans for balcony fronted loft conversion – available on request), moulded skirtings, useful storage cupboard with slatted shelving, ceiling light point. Panelled doors with stainless steel door furniture and moulded architraves, opening to:-

BEDROOM 1: (13'4" x 11'11") (4.07m x 3.63m) windows overlooking the wet dock and in a southerly direction towards Bristol's historic floating harbour. Wood effect flooring, double built-in wardrobe with doors, radiator, moulded skirtings, coved ceiling, ceiling light point.

BEDROOM 3: (12'9" x 8'9") (3.89m x 2.66m) windows to the front elevation, radiator, moulded skirtings, coved ceiling, ceiling light point.

BEDROOM 4: (9'6" x 8'6") (2.90m x 2.59m) window to the front elevation, built-in work station with drawers below, moulded skirtings, radiator, coved ceiling, floating bookshelves, ceiling light point.

BATHROOM/WC: panelled bath with mixer tap, shower screen and handheld shower attachment. Low level dual flush wc. Wall mounted wash hand basin with mixer tap, splashback tiling and double opening cupboard below. Mosaic tiled effect flooring, obscure glazed window to the rear elevation, heated towel rail/radiator, wall mounted mirror with integral lighting, ceiling light point.



OUTSIDE

FRONT GARDEN & PARKING: (21'9" x 16'7") (6.63m x 5.05m) brick paved off-street parking space with EV charger point, paved parking area for selected residents only & the property is part of the wider Clifton & Hotwells residents parking permit scheme. Landscaped section of front garden and further paved area. Access to:-

INTEGRAL GARAGE: (14'2" x 10'1") (4.33m x 3.07m) simple insulated up and over roller door, four ceiling light points, radiator, power sockets. Wall mounted Worcester Bosch gas fired combination boiler.

REAR GARDEN: (18'0" x 7'9") (5.49m x 2.36m) accessed via the kitchen/breakfast room. Timber decked with ample space for garden furniture, potted plants and barbecuing etc. Enclosed on three sides by low level brick walls incorporating shrub borders and established evergreen and jasmine.

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 for the remainder of a 999 year lease from 25 March 1980, with a ground rent of £25 p.a. This information should be checked with your legal adviser.

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

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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		77 C	86 B

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



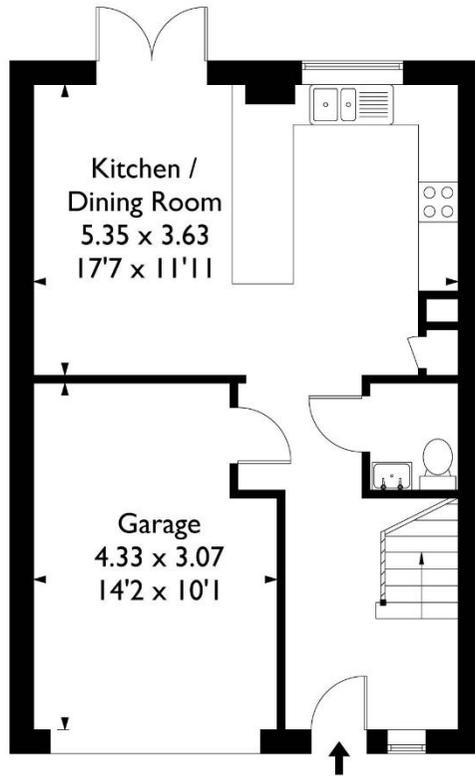


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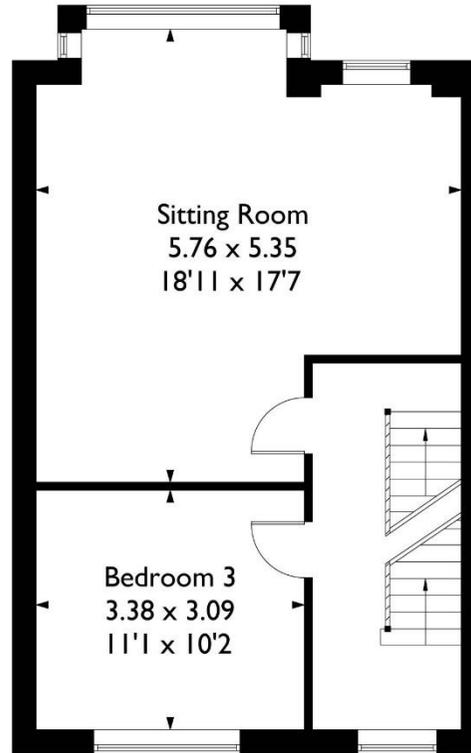
Approximate Gross Internal Area 119.5 sq m / 1285.8 sq ft

Garage Area 12.4 sq m / 133.8 sq ft

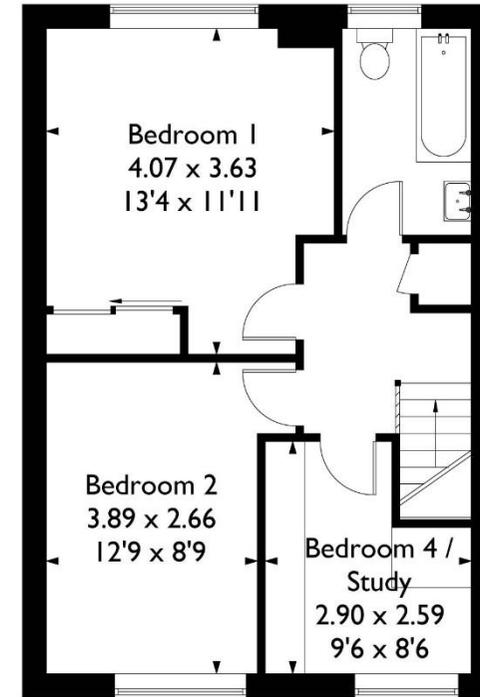
Total Area 131.9 sq m / 1419.6 sq ft



Ground Floor



First Floor



Second 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.