

14 Dapps Hill, Bristol, BS31 1ES Offers In The Region Of £425,000

Nestled in the picturesque Dapps Hill conservation area of Keynsham, Bristol, this charming mid-terrace Grade II listed cottage offers a delightful blend of character and modern living. Spanning 957 square feet, the property has been lovingly restored to a high standard by its current owners, ensuring a warm and inviting atmosphere throughout.

Upon entering, you are greeted by a well-proportioned reception room that exudes charm, featuring a woodburning stove that adds a touch of warmth and character. The heart of the home is the light and airy kitchen/dining room, enhanced by a small rear extension that allows for ample natural light, making it the perfect space for entertaining or enjoying family meals.

The cottage boasts two comfortable bedrooms, providing a peaceful retreat for rest and relaxation. The south-facing rear garden is a delightful outdoor space, ideal for enjoying sunny afternoons or tending to your plants.

Entrance via front door into

Porch Area

Wood panneling, door to

Sitting Room

17'7" x 15'5" (5.37 x 4.70)



Sash window to front aspect with deep window sill, Portuguese limestone flooring, 2 period style radiators, feature woodburning stove with slabbed hearth and exposed stone chimney breast, sash window giving light onto the kitchen/dining room, stairs to first floor landing, doors to

Study

10'9" x 4'3" (3.29 x 1.30)



Portuguese limestone flooring, small sash window to front aspect, door to

Utility Area

3'6" x 4'3" (1.07 x 1.30)



Space and plumbing for washing machine, tiled flooring, shelf, storage cupboard, light, hanging rails.

Kitchen/Dining Room

12'0" x 19'7" (3.66 x 5.98)



Inset spots, triple glazed pedestrian door to rear garden, triple glazed lantern roof, a range of bespoke oak wall and floor units with quartz worksurface over, handmade copper sink with taps over, tiled splash backs, built in full sized dishwasher, fridge freezer, oven and grill, hinged oak doors opening to coffee station with wooden shelving, Faber induction hob with downdraft extractor, underfloor heating, fixed bench seating with storage beneath, wall lights, glazed roof panelling, exposed stonework (repointed with lime), inset spots (on dimmers), door to

Downstairs W/C

Tiled flooring, underfloor heating, suite comprising concealed cistern w/c, wall mounted wash hand basin with mixer taps over, inset spots, understairs storage cupboard housing underfloor heating manifold.

First Floor Landing

Access to loft space via pull down ladder, doors to

Master Bedroom

17'7" x 10'3" (5.37 x 3.13)



Dual aspect sash windows to both front and rear aspects, stripped wooden flooring, period style radiator, feature period fire with stone hearth.

Bedroom Two

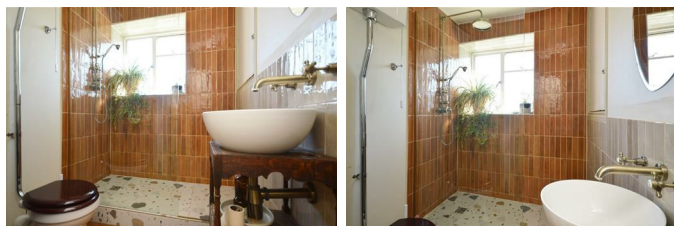
8'3" x 8'10" (2.52 x 2.71)



Sash window with window seat to front aspect, period style radiator, stripped wooden flooring.

Shower Room

6'0" x 5'4" (1.85 x 1.63)



Obscured window to rear aspect, high level period w/c, circular wash hand basin with taps over, step up into a fully tiled shower cubicle with rainfall shower with separate attachment over, part tiled walls, storage cupboard with wooden shelving, period style heated towel rail.

Outside



The front of the property has an allocated parking

space located within close proximity to the cottage which is accessed from Albert Road. The front has a small garden with a couple of shrubs. The south facing rear garden is laid mainly to lawn with a flagstone patio area ideal for al fresco dining. There is a raised vegetable planter and a place for picnic bench. There is a good selection of fruit trees along with plants and shrubs. A log store and wooden shed are also included in the sale. The rear garden is enclosed by stone walling with a cock and hen finish and wood panel fencing with curved trellis.

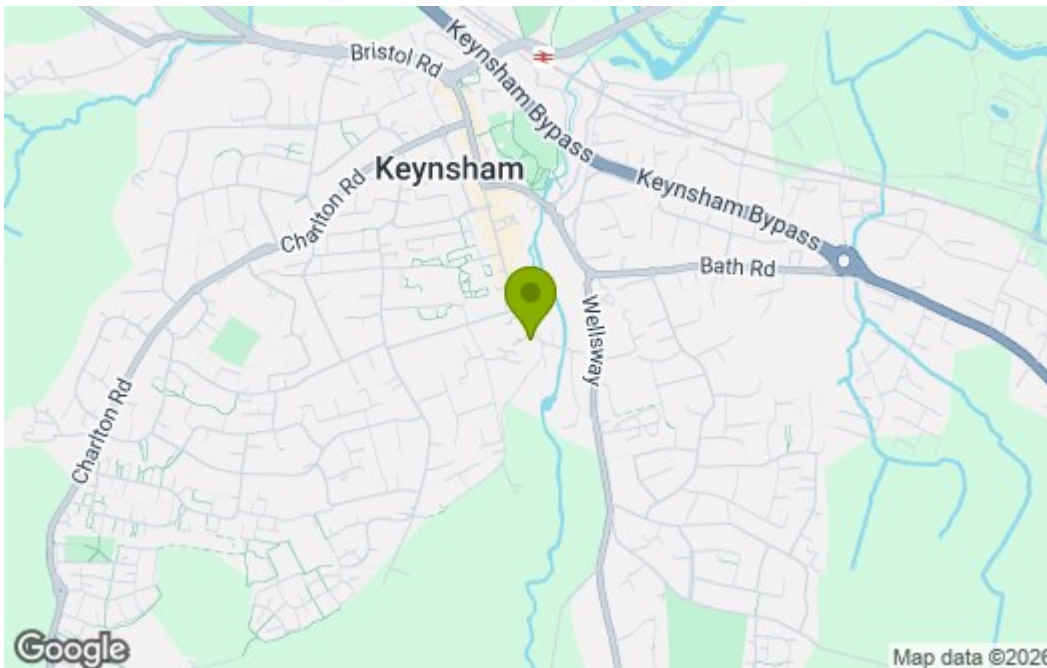
Directions

Sat Nav BS31 1ES

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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