



40 North Road, St. Andrews  
Guide Price £775,000

RICHARD  
HARDING



A charming four storey, 4 bedroom, 2 reception room, 2 bathroom, end terrace Victorian house including loft conversion, utility room and south-easterly facing garden, presented to an exceptional owner occupied standard and offered with no onward chain.

## Key Features

- Built in the late Victorian era, with attractive period features, high ceilings and beautifully presented throughout, having been completely refurbished by the present owners.
- Front and rear landscaped gardens.
- Spacious bespoke Harvey Jones kitchen and breakfast room leading onto utility room.
- Positioned on a quiet one way residential street, a moment's walk from Gloucester Road. Also within close proximity to excellent schools including Ashley Down/Brunel Fields, Sefton Park, St Bonaventures and Bishop Road.
- Extensive storage throughout the house.
- St Andrew's Park is also within easy reach, as are bus connections to all central areas. Temple Meads, Redland and Montpelier train stations are within easy walking distance.
- No onward chain.





## GROUND FLOOR

**APPROACH:** the property is approached from the pavement via pedestrian wooden gate up 11 steps adjacent to front garden, with a decorative tiled area to the side of the property, passing the front door with outside lighting. Further steps ahead leading to the back garden. Side glazed wooden in a period style opens to:-

**ENTRANCE HALLWAY:** terracotta tiled floor with interspersed Victorian motif tiles, meter cupboard at head height housing electric consumer unit with modern trips and meter below, with coat hanging area under the cupboard. Radiator to side, understairs storage cupboard adjacent to a turning staircase rising to the first floor landing, and a pair of doors either side of the hallway.

**SNUG/RECEPTION ROOM 2: (16'1" x 14'8") (4.89m x 4.47m)** deep angled bay to the front elevation with street scene views and three wood framed sash windows with three radiators below, further sash window to side. Parquet flooring, fireplace alcove with tiled hearth with space for electric fireplace, built-in cabinet to one side of the chimney breast and bookshelving to the other.

**SHOWER ROOM/WC:** tiled walls and floor to half wall height, pedestal hand basin, tiled shelf with fixed wall mirror above and shaving point, shelf over doorway, raised section with close coupled wc, a pair of windows to side elevation, shower cubicle with screen and electric Mira Escape shower with hose attachment, integrated extractor fan into one of the light fittings above.

## FIRST FLOOR

**LANDING:** wood framed obscured sash window to side elevation providing natural light, further turning staircase rises into a second floor landing, airing cupboard with wood slatted shelving housing Viessman Vitodens 100-W combi boiler. Polished wooden flooring which continues throughout the first floor.

**SITTING ROOM: (16'9" x 14'8") (5.11m x 4.47m)** wood flooring continues, deep angled bay to front elevation with pleasant street scene views over towards Redland with wood framed double glazed sash windows, high ceilings with central ceiling rose, ceiling mouldings, picture rail, vertical column radiator, white marble fireplace with cast iron insert and stone hearth, and shelving on opposing wall.

**KITCHEN: (16'10" x 12'5") (5.12m x 3.79m)** a pair of wood framed windows to rear elevation directly overlooking garden. High ceilings and wooden flooring continue with a space for central dining table, radiator, further cabinets along the back wall. Fully fitted Harvey Jones shaker style kitchen units one of which houses a kidney pull-out carousel drawer, open display shelves, square edged granite work surfaces with upstand, Belfast sink with swan neck mixer tap, stainless steel extractor hood above tiled splashback with space for 4 ring electric and gas oven, space for undercounter full size dishwasher. Internal door into:-

**UTILITY ROOM: (15'8" x 6'2") (4.78m x 1.89m)** a dual aspect room with tall lean-to style ceiling with windows and door to garden to side along one entire wall and further small window to rear. Square edged wooden work surfaces and undercounter storage, space for freestanding fridge/freezer and further space for undercounter tumble dryer, Belfast sink with swan neck mixer tap and worktop drainer. Double doors opening onto a large storage cupboard for shows and garden equipment etc., with an additional cupboard to side.

## SECOND FLOOR

**LANDING:** polished wooden flooring which continues into all rooms on this level, a small landing area which provides access to three bedrooms and bathroom. Mirrored door with turning staircase rising to the loft conversion.

**BEDROOM 2: (16'10" x 11'6") (5.13m x 3.50m)** wood flooring continues, a pair of wood framed sash windows to front elevation with far reaching views in the direction of Redland, with radiator below. Built-in open wardrobe and built-in enclosed wardrobe flanking the chimney breast.

**BEDROOM 3: (12'5" x 8'0") (3.79m x 2.43m)** wood flooring continues, wood framed sash window to rear elevation directly overlooking garden with radiator below.

**BEDROOM 4: (10'7" x 8'6") (3.22m x 2.58m)** wood flooring continues, wood framed sash window to rear elevation directly overlooking garden with radiator to side. Alcove into former fireplace now housing bookshelving.





**BATHROOM/WC:** wood framed sash window to side elevation, wood flooring continues. Suite comprises wc with medium height period style cistern, period style pedestal hand basin with mixer tap, plus freestanding claw foot bath with side mixer tap and hose attachment. Long wooden shelf, wall mounted extractor fan, marble upstand below shaving point, mains fed heated towel rail and period style wooden medicine cabinet.

**BEDROOM 1:** (26'7" x 16'9") (8.10m x 5.11m) a doorway from the second floor opens to a turning staircase up to the largest of the bedrooms with a triple aspect via two dormer windows and a pair of skylights, with the rear dormer window acting as a Juliet balcony directly overlooking the garden. This room provides three distinct areas providing various bedroom arrangements with five eaves access hatches and a radiator.

## OUTSIDE

**FRONT GARDEN:** a raised landscaped front garden screened by trees outside the front window bay, with lockable metal bicycle shed with space for three bikes.

**REAR GARDEN:** a terraced south-easterly facing garden with large patio area immediately abutting the property on the lowest level with space for outdoor tables and integrated seating into one corner, with a short flight of steps up to the middle levels which provide access to gently sloped raised beds, an extension of the pitched roof protects a small outdoor shed and outside water supply. Further steps rise past the herb garden to the third and highest level of the terrace which provides a sunny lawned area with seating, a small pond and compost area.

## 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's title is Good Leasehold. This information should be checked with your legal adviser.

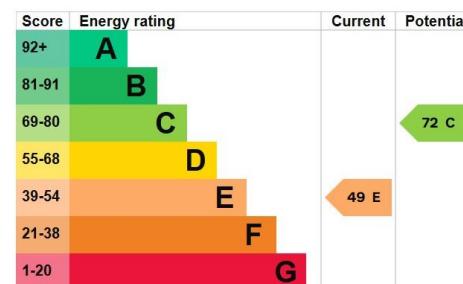
**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: D

### 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>

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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.



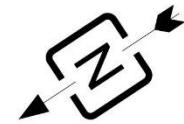
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





# North Road, St. Andrews, Bristol BS6 5AF

Approximate Gross Internal Area 165.70 sq m / 1783.20 sq ft



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.