



54 Cote Park, Westbury on Trym

Guide Price £900,000

RICHARD
HARDING



54 Cote Park,

Westbury on Trym, Bristol, BS9 2AD

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A substantial and most impressive 5 bedroom 1930s semi-detached house providing over 2,000 sq ft over two levels. Benefiting from two reception rooms, a garage, off-street parking, and mature front and rear gardens, the property enjoys a prime location close to a wide range of local amenities, excellent schools, green spaces and convenient transport connections. Offered with no onward chain.

Key Features

- Situated on Cote Park, a desirable low traffic horseshoe shaped road in a fantastic location, convenient for the shops on Stoke Lane and Elmlea Primary school, with Canford Park, the Downs and Blaise Castle Estate all nearby.
- A “Voke” built house, a well renowned local family of Bristol builders known for their quality developments in the interwar years, with many original period features preserved.
- Providing excellent lateral space, arranged over two storeys with potential to convert the loft, subject to the relevant consents.
- Luxury sized bathroom with clawfoot bath and ground floor cloakroom.
- Notable for a pair of large main bedrooms and matching polished wooden floored reception rooms below.
- A useable lawned front garden and 60ft enclosed westerly facing rear garden.
- An attached single garage and off-street parking.
- No onward chain.





GROUND FLOOR

APPROACH: via pathway to arched open porch with wooden door into:

ENTRANCE PORCH: arched porch with tiled floor and leaded light frosted windows to either side of wooden front door.

HALLWAY: (18'7" x 9'1") (5.66m x 2.77m) leaded light window to side and front, double radiator, BT Openreach connection, cupboard housing gas meter, picture rails, understairs cupboard housing electric meter and storage, panelled staircase rising to upper floor, marble tiled floor.

SITTING ROOM: (18'5" max into bay x 13'1") (5.16m x 3.99m) wide angled bay window to front with leaded light fanlights above, a pair of double radiators, picture rails, corniced ceiling, stripped wooden floorboards, stripped panelled door.

DINING ROOM: (16'10" x 13'1") (5.14m x 4.00m) leaded light French doors with leaded light fanlights above opening onto rear garden, two double radiators, original plate racks, TV point, wall lights, wooden surround fireplace with cast iron inset and slate hearth, stripped wooden floorboards, stripped panelled door.

KITCHEN/BREAKFAST ROOM: (18'5" x 15'4") (5.62m x 4.67m) an "L" shaped dual aspect room with three windows to rear, a glazed pedestrian door to side passageway and a double glazed Velux window to rear. Fitted kitchen with square edged work surfaces and upstand, integrated stainless steel 1 1/3rd sink with swan neck mixer tap and drainer, eye and floor level units, space for 6 ring range style cooker, integrated undercounter AEG dishwasher, integrated undercounter Zanussi washing machine and pull out pantry style cupboards. A further section of cupboards surrounds a space for a tall fridge/freezer, tiled flooring throughout and a radiator.

CLOAKROOM/WC: low level WC, corner wash basin, double radiator, extractor fan, tiled floor, tiled splashback, stripped wooden panelled door.



FIRST FLOOR

LANDING: (split level) leaded frosted window to side, picture rail, panelled staircase rising from ground floor

BEDROOM 1: (18'11" max into bay x 13'2" max into wardrobes) (5.77m x 4.01m) wide angled bay window to front with leaded light fanlights above, range of built-in wardrobes and open shelving, double radiator, picture rail, coved ceiling, stripped wooden floorboards, stripped wooden panelled door.

BEDROOM 2: (17'0" x 13'2") (5.18m x 4.01m) large window to rear elevation overlooking garden, picture rails, double radiator, original wood surround fireplace with tiled inset and tiled hearth. Access to loft with extendable ladder (the loft space is extensive and subject to obtaining all necessary consents could be converted to provide additional accommodation). Stripped wooden floorboards and panelled door.

BEDROOM 3: (12'6" x 9'3") (3.81m x 2.81m) triple window to rear elevation overlooking garden, picture rail, double radiator and stripped wooden panelled door.

BEDROOM 4: (9'5" x 9'3") (2.86m x 2.81m) oriel bay window to front, double radiator, picture rail, loft access, stripped wooden panelled door.

BEDROOM 5/STUDY: (9'9" x 8'5") (2.97m x 2.57m) window to side elevation, radiator and a stripped wooden panelled door.

BATHROOM/WC: (12'9" x 8'4") (3.89m x 2.54m) high ceilings, dual aspect room with obscure windows to rear and side elevations, tiled walls to half wall height, tiled flooring, heated towel rail, radiator, loft access hatch, wc with high level system, pedestal hand basin with mirrored medicine cabinet over, freestanding claw foot bath and a corner shower cubicle with rain head mixer shower and tessellated tiles.

SEPARATE WC: (5'0" x 3'1") (1.52m x 0.94m) frosted window to side, low level wc, double radiator, tiled floor and stripped wooden panelled door.



OUTSIDE

FRONT GARDEN: a highly usable south easterly facing lawned front garden with brick wall boundary, adjacent to front driveway with off street parking for 1 to 2 cars.

REAR GARDEN: (circa 60ft x 38ft) (circa 18.29m x 11.58m) a west facing lawned rear garden with tree, shrub and flower borders, gated side access, outside power and water supply and a mature fruit tree in one corner.

GARAGE: (14'6" x 9'4") (4.42m x 2.84m) double opening wooden doors, gas boiler, power and light, window to side.

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 Freehold. This information should be checked with your legal adviser.

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

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		84 B
69-80	C		
55-68	D	63 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.



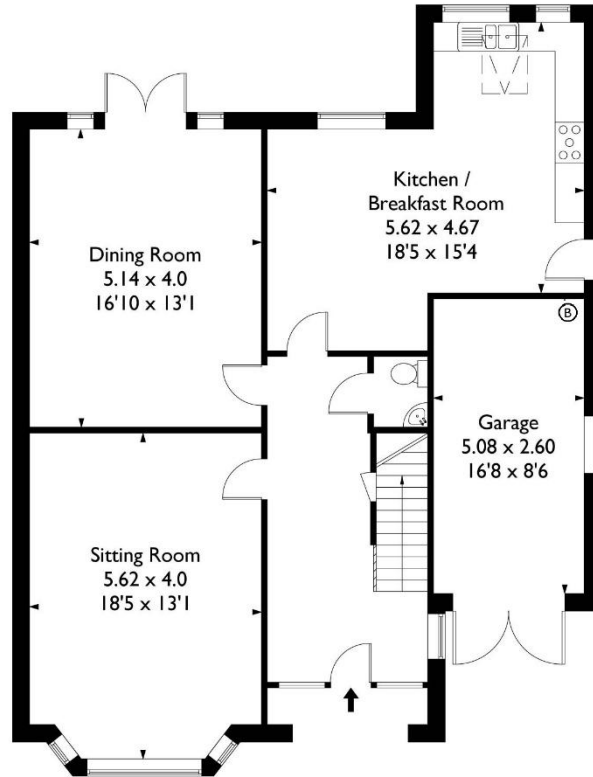
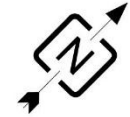


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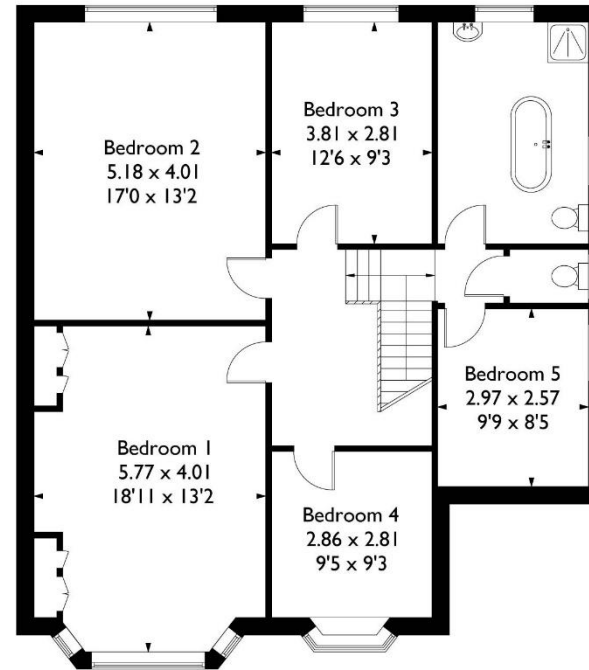
Approximate Gross Internal Area 177.80 sq m / 1914.0 sq ft

Garage 13.20 sq m / 142.20 sq ft

Total Area 191.0 sq m / 2056.20 sq ft



Ground Floor



First 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.