



107 Passage Road, Westbury-on-Trym

Guide Price £1,200,000

RICHARD
HARDING



107 Passage Road,

Westbury-on-Trym, Bristol, BS9 3LF

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An elegant 5 bedroom, 4 reception room, detached family house set on a generous plot with exceptional 100ft x 50ft west facing garden, single garage and electronically gated driveway parking.

Key Features

- **Set in a desirable location with convenient access to the local amenities of Westbury on Trym village, easy access to Bristol city centre or out of town to The Mall/Cribbs Causeway and M5 junction 17 to reach the wider west country for motorway commuting.**
- **Ground Floor:** vestibule, entrance hallway, kitchen/dining/family room, sitting room, formal dining room, conservatory, snug, utility room, shower room/wc, laundry room.
- **First Floor:** split level landing, bedroom 1 with dressing area and en-suite bathroom, bedroom 2 with en-suite shower room, bedroom 3, bedroom 4, bedroom 5 and family bathroom/wc.
- **Outside:** stunning resin driveway providing parking for several vehicles, enclosed with electronic wooden gates. To the rear there is a generous sized lawned rear garden with patio area, established borders and wooden storage shed.
- **Gas central heating and double glazing throughout.**





GROUND FLOOR

APPROACH: via tall brick pillars with double wooden electronically operated gates providing access to an expansive recently laid resin driveway, providing off road parking for multiple vehicles. The driveway leads up to the entrance vestibule, which in turn leads to the main entrance hallway.

ENTRANCE VESTIBULE: via composite front door, double glazed windows to side elevations, ceiling light point, dado rail with panelling beneath, tiled flooring. Glazed door leading into:-

ENTRANCE HALLWAY: a welcoming entrance hallway with ceiling light point, stairs ascend to split level landing, coving, dado rail with panelling beneath, built-in understairs storage and a radiator. Doors radiate to sitting room, snug, kitchen/family room and downstairs shower room/wc.

SHOWER ROOM/WC: a re-fitted suite comprising of wall mounted wc with concealed cistern, wash hand basin set on vanity unit, double shower enclosure with electric Mira shower over, inset ceiling downlighters, extractor fan, fully tiled walls, tiled flooring.

SITTING ROOM: (18'5" x 11'11") (5.61m x 3.62m) an elegant and spacious through sitting room with large double glazed windows to front elevation, ceiling light point, coving, ornate mantelpiece with feature gas fireplace, coving, dado rail, tall moulded skirting boards, wooden flooring and a radiator. Large square opening with folding doors leading to:-

DINING ROOM: (14'6" x 11'5") (4.43m x 3.47m) two ceiling light points, coving, radiator, dado rail, moulded skirting boards, wooden flooring, French doors leading out onto conservatory, door to laundry room.

CONSERVATORY: (13'11" x 13'1") (4.23m x 4.00m) with stunning outlook to the westerly facing lawned garden, dwarf brick walls with double glazed windows, ceiling light point with built-in fan, French doors giving access out onto the patio, tiled flooring.

KITCHEN/DINING/FAMILY ROOM: (20'6" x 20'3") (6.25m x 6.18m) a beautiful open plan space, described separately as follows:-

Kitchen: fitted with a matching range of oak wall, base and drawer units with granite worktop over and matching upstand, space for range cooker with extractor above, inset 1 ½ bowl stainless steel sink with mixer tap over and drainer unit to one side. Integrated appliances include dishwasher, fridge and freezer. Breakfast bar area leads into:-

Dining Room/Family Space: with ample room for dining room furniture plus sofas, ceiling light points, coving, dado rail with panelling beneath, radiator, tiled flooring throughout. Double glazed window to rear elevation plus double glazed French doors leading out onto rear garden. Door leading to laundry room and utility room.

LAUNDRY ROOM: space for washing machine and tumble dryer, fitted worktop with wall and base units, ceiling light point, double glazed window to rear elevation, tiled walls, vinyl flooring.

UTILITY ROOM: space for additional fridge and freezer, stainless steel sink with drainer unit to one side with cabinetry above and beneath, ceiling light point, tiled walls, tiled flooring. Door giving access to side pathway.

SNUG: (11'11" x 11'11") (3.64m x 3.63m) double glazed window to front elevation, ceiling light point, coving, radiator, wood effect flooring, skirting boards.

FIRST FLOOR

LANDING: split level landing flooded with natural light via skylight, ceiling light points, coving, loft access hatch, airing cupboard, picture rail, dado rail with panelling beneath, skirting boards. Doors leading to bedroom 1, bedroom 2, bedroom 3, bedroom 4, bedroom 5 and family bathroom/wc.

BEDROOM 1: (18'4" x 12'0") (5.60m x 3.65m) a beautiful and extremely spacious principal bedroom with double glazed window to front and side elevations. A variety of built-in furniture including dressing table, extensive wardrobes and drawer units. Two ceiling light points and a radiator. Square opening leads into:-

Dressing Area: housing an array of fitted wardrobes, moulded skirting boards. Door leading to:-

En-Suite Bath/Shower Room/WC: a modern suite comprising low level wc, dual circular wash hand basins set on vanity unit, freestanding bath with handheld shower over, separate shower enclosure with system fed waterfall shower plus detachable hand shower over, ceiling light point, extractor fan, wall mounted chrome towel radiator, double glazed window to rear elevation, fully tiled walls and tiled flooring.





BEDROOM 2: (13'4" x 9'11") (4.07m x 3.03m) a double bedroom with ceiling light point, coving, large double glazed window to front elevation, radiator and moulded skirting boards. Door to:-

En-Suite Shower Room/WC: a white suite comprising low level wc, pedestal wash hand basin, corner shower enclosure with system fed waterfall shower plus detachable hand shower over, double glazed window to front elevation, ceiling light point, extractor fan, wall mounted chrome towel radiator, fully tiled walls and tiled flooring.

BEDROOM 3: (14'9" x 10'6") (4.50m x 3.21m) a double bedroom with ceiling light point, double glazed window to rear elevation, radiator, moulded skirting boards.

BEDROOM 4: (12'0" x 10'8") (3.65m x 3.24m) a double bedroom with tall double glazed window overlooking the rear garden, ceiling light point, coving, radiator, laminate flooring, skirting boards.

BEDROOM 5: (9'0" x 8'7") (2.74m x 2.62m) ceiling light point, double glazed window to front elevation, coving, radiator, moulded skirting boards.

FAMILY BATHROOM/WC: a spacious bathroom suite comprising low level wc, bath with handheld shower over, double shower enclosure with system fed shower over, ceiling light point, extractor fan, window to rear elevation, wall mounted chrome towel radiator, additional chrome radiator, fully tiled walls and tiled flooring.

OUTSIDE

FRONT GARDEN: (47ft x 43ft) (14.33m x 13.11m) expansive resin driveway providing ample parking for several vehicles with outside lights which can be controlled via a timer switch. Mature trees and shrubs to the borders, electronic door to integral garage, side access gate, enclosed by wooden fencing plus electric wooden gates.

GARAGE: (15'9" x 8'1") (4.79m x 2.47m) with electric operated door, power and water, wall mounted boiler and gas meter.

REAR GARDEN: (approx. 100ft x 50ft) (30.48m x 15.24m) an exceptional westerly facing rear garden with an open sunny aspect enjoying most of the days sunshine. The garden is predominantly laid to lawn with large seating area closest to the property, well stocked flower borders frame the lawn with a selection of various flowers, trees and shrubs. Wooden side access gate. The garden is enclosed by wooden fenced panelling. Outside water tap and lighting.

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: G

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		75 C
55-68	D	66 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.





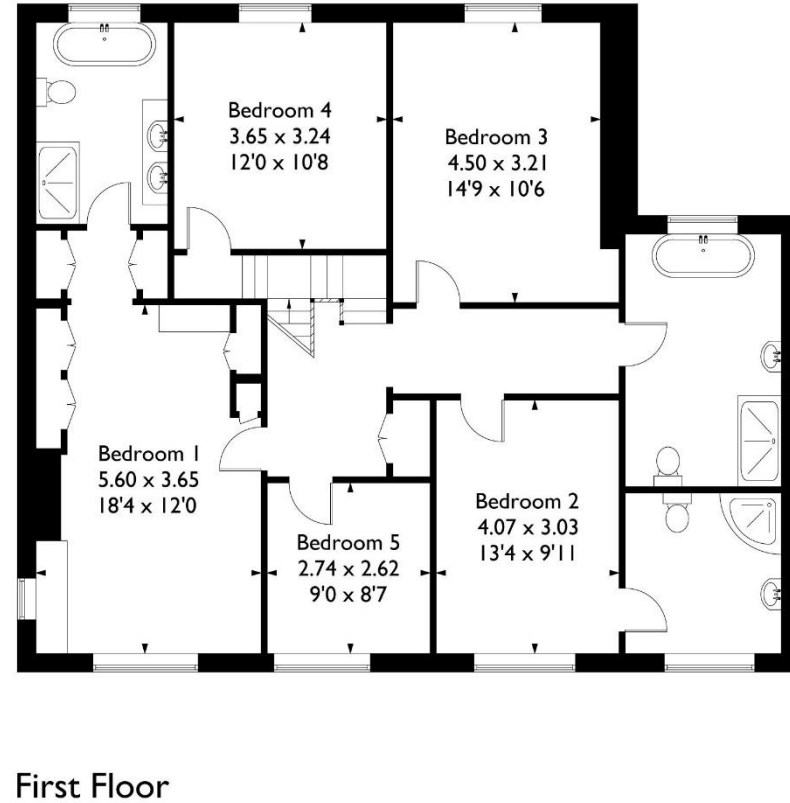
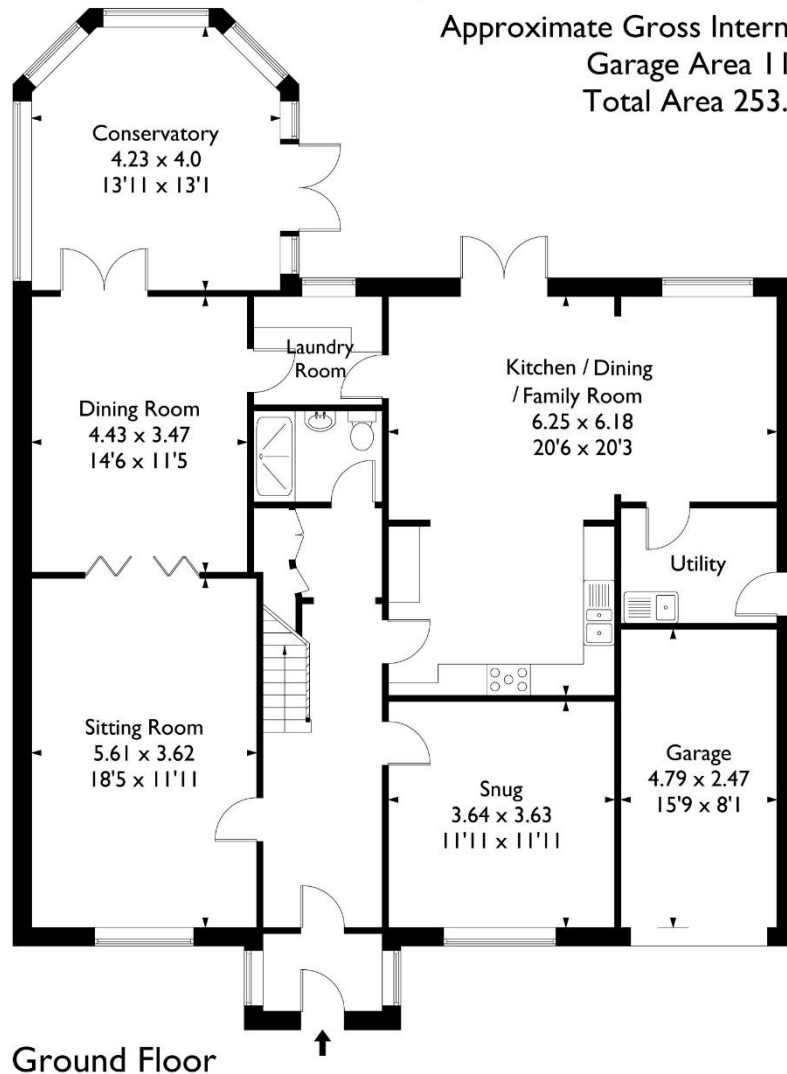
Passage Road, Westbury-on-Trym, Bristol BS9 3LF



Approximate Gross Internal Area 242.0 sq m / 2604.40 sq ft

Garage Area 11.80 sq m / 127.40 sq ft

Total Area 253.80 sq m / 2731.80 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.