



Baily Place, Bristol BS16 1BG

welcome to

Baily Place, Bristol

This exceptional coach house style property with private garage spans the entire top floor space of this attractive building. The property is located on a desirable private road and benefits from extremely comfortable and stylish accommodation, two double bedrooms and open-plan living space.

Baily Place

Location

The address is located just off the main section of Baily Place on a desirable private Road. The surrounding houses are all presented very well and the area certainly offers a feeling of prestige. The development as a whole offers fabulous local amenities, schooling, great transport links and access to major employers not least the MoD just adjacent.

Entrance

Entrance is granted via a tradition door adjacent to the garage within the front elevation. The property grants attractive 'curb appeal' given the low density building credentials, pleasant street scape and the proliferation of detached and semi-detached homes.

Hall And Private Staircase

9' 3" max x 3' 6" max (2.82m max x 1.07m max)
The door way leads into a smart hallway and private staircase. Finished in neutral colours with quality grey carpet and wooden handrails. The space instantly accentuates the feeling of space as found throughout. * The space also adds a full house feel to the coach style property.

Living Space

18' 10" max x 17' 4" max (5.74m max x 5.28m max)
The main living space easily and comfortably accommodates a lounging space, dining area and 'part open' kitchen. The room is filled with natural light and offers a pleasant outlook. There are two forward facing windows and twin oversized roof-light windows which look superb. The area is complete with stylish engineered flooring and ceiling mounted spot lights throughout.

Kitchen Area

10' 5" max x 8' 10" max (3.17m max x 2.69m max)
The kitchen is very well presented, modern and stylish. Here includes a double oven, integrated fridge and freezer plus gas hob. In addition to plenty of storage, the kitchen includes an integrated breakfast bar linking sociable across to the dining area.

Linking Hallway

6' 9" max x 3' 6" max (2.06m max x 1.07m max)
The hallway here leads to the bedrooms and the smart bathroom. The space really accentuates the feeling of space and grants lovely separation between the living and 'sleeping' space. A continuation of flooring grants unity and adds to the aesthetic appeal. Here offers access to a spacious airing cupboard/storage AND loft via ceiling hatch.

Storage Cuboard

Airing cupboard/storage. Well proportioned.

Bedroom 1

15' 1" max x 9' max (4.60m max x 2.74m max)
The very well proportioned main double bedroom is light and bright and presented to the highest standard. The room is complete with built-in cupboards, quality fitted carpet, fitted shelving and pendant light.

Bedroom 2

9' 11" max x 9' 6" max (3.02m max x 2.90m max)
The second double bedroom is also presented to an equally high standard and is complete with pendant and fitted shelving. The window grants glorious natural light and there is space for additional

furniture.

Bathroom

6' 9" max x 5' 6" max (2.06m max x 1.68m max)
Smart, stylish and functional.....again with beautiful natural light. The three piece bathroom is complete with shower over bath plus glass screen, heated chrome towel rail and ceiling extractor.

External Driveway Parking

Attractive block paved driveway leading away from the private access road and toward the garage.

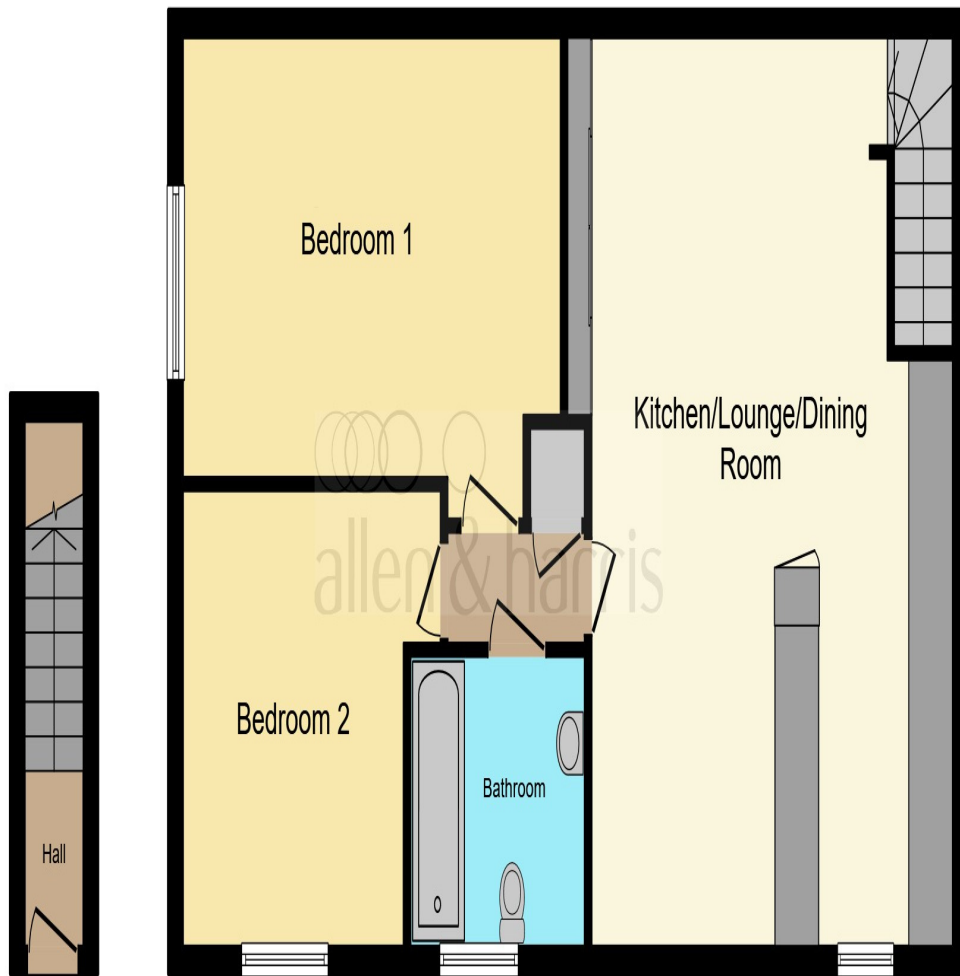
Garage

19' 5" max x 9' 10" max (5.92m max x 3.00m max)
Well proportioned garage with up-and-over doors.

Agents Notes

We have been advised that the property is being sold on a freehold basis. There is a community and maintenance charge of £765.60 pa.

We advise that you check all legal and financial matters independently.



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Baily Place,
Bristol

- Superb Two Double Bedroom Coach House Property / Freehold / No Chain
- Private Entrance / Garage Below and Parking
- Located on a Desirable Private Road / Full Internal Video Tour by Request
- Popular Cheswick Village Postcode
- Open Plan Main Living Space to Include a Dining Space

Tenure: Freehold EPC Rating: C
Council Tax Band: D

fixed price

£290,000



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Property Ref:
STG109915 - 0002

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