



5 Clyde Mews, Clyde Lane
Guide Price £795,000

RICHARD
HARDING



5 Clyde Mews, Clyde Lane,

Redland, Bristol, BS6 6QW

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A delightful 3 double bedroom, 2 reception room, modern mews house situated towards the end of a quiet cul-de-sac with an attractive south-west facing landscaped garden, integral garage and allocated parking.

Key Features

- A much loved family home, constructed in 1989, set over three levels, the principal reception room being situated on the first floor with Juliet balcony overlooking the south-west facing rear garden.
- A prime location in a friendly neighbourhood, set at the end of a small cul-de-sac, away from passing traffic, yet close to so much – local shopping a few hundred yards away at Chandos Road, with a popular range of restaurants, cafes, bars, delis and conveniences. Whiteladies Road, the Downs, Redland train station, St Johns Primary School and Cotham Gardens Primary School all within half a mile.
- **Ground Floor:** reception hall, cloakroom/wc, open-plan kitchen/dining room
- **First Floor:** part galleried landing, master bedroom with walk-in wardrobe and en-suite shower room, sitting room with Juliet balcony.
- **Second Floor:** landing, 2 double bedrooms (3 in total), family bath/shower room
- **Outside:** off street parking, integral garage, sunny south-westerly facing rear garden (24'10" x 22'3")
- An earliest viewing is unhesitatingly recommended to avoid disappointment.





GROUND FLOOR

APPROACH: there is an open-fronted porch with telecom entry system and ceiling light point. Part glazed wooden door opening to:-

RECEPTION HALL: virtually full height windows to the front elevation with feature stained glass panels. Elegant turning staircase ascending to the first floor with ornately carved spindles and handrail. Useful understairs storage cupboards, coved ceiling, two ceiling light points, radiator. Door to integral garage. Doors with moulded architraves and brass door furniture, opening to:-

CLOAKROOM/WC: low level dual flush wc with concealed cistern, wall mounted wash hand basin with swan neck mixer tap and splashback tiling plus cupboard below, tiled flooring, recessed bookshelving, ceiling light point, moulded skirtings, extractor fan.

OPEN-PLAN KITCHEN/DINING ROOM: (22'0" x 11'0" decreasing to 7'8") (6.71m x 3.35m/2.34m) having been installed by our vendor clients since taking ownership in 2017. Comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets, shelving, plate rack and wine rack. Roll edged solid wooden worktop surfaces with splashback tiling and LED pelmet lighting. Ceramic 1 ½ bowl sink with draining board to side and swan neck mixer tap over. Space for dishwasher. Integral appliances including 4 ring gas hob with stainless steel extractor hood, microwave, electric oven and tall fridge/freezer. Ample space for table and chairs, moulded skirtings, radiator, inset ceiling downlights, two wall light points, tiled flooring with underfloor heating. Window to the rear elevation. Double glazed double doors with side panels overlooking and opening externally onto the south-westerly facing rear garden.

FIRST FLOOR

PART GALLERIED LANDING: (12'6" x 10'2" max measurements including stairwell) (3.81m x 3.10m) part galleried over half landing with turning staircase ascending to the second floor and enjoying plenty of natural light via a window to the front elevation, radiator, moulded skirtings, dado rail, coved ceiling, wall light point, telecom entry control. Doors with moulded architraves and brass door furniture, opening to:-

BEDROOM 1: (16'0" x 9'2") (4.87m x 2.79m) window to the front elevation with radiator below, moulded skirtings, fitted book shelving, two ceiling light points. Open walkway to:-

Ante-Chamber/Walk-in Wardrobe: two sets of built-in wardrobes with sliding doors (one being mirrored) and offering ample hanging rail and shelving space. Moulded skirtings, inset ceiling downlights. Door with moulded architraves and brass door furniture, opening to:-

En-Suite Shower Room: (9'0" x 4'5") (2.74m x 1.35m) large walk-in style shower with glass door and side panel, low level shower tray, fully tiled surround, built-in shower unit with overhead circular shower and handheld shower attachment. Low level dual flush wc with concealed cistern. Wash hand basin with mixer tap set into a slate top with mosaic tiled surround and double opening cupboard below. Heated towel rail/radiator, obscure glazed window to the rear elevation, double opening mirrored cupboard with integral lighting, tiled flooring, inset ceiling downlights, extractor fan.

SITTING ROOM: (14'8" x 12'5") (4.47m x 3.79m) a bright and good sized principal reception room, having double glazed double doors opening onto a **Juliet Balcony** with side panels and arched overlights that enjoy a pleasant elevated outlook of the rear garden. Central fireplace with coal effect gas fire with marble hearth and surround plus painted ornately carved mantelpiece. Moulded skirtings, dado rail, coved ceiling, radiator, ceiling light point, three wall light points.

SECOND FLOOR

PART GALLERIED LANDING: enjoying natural light via a dormer style window to the front elevation, two wall light points, ceiling light point. **Airing Cupboard** housing hot water cylinder with slatted shelving. Doors with moulded architraves, opening to:-

BEDROOM 2: (11'11" x 9'0" max measurements including built-in wardrobes) (3.63m x 2.74m) recently fitted upvc dormer style window to the rear elevation with radiator below, wall to wall built-in wardrobes with sliding mirrored doors and offering ample hanging rail and shelving space, moulded skirtings, ceiling light point, loft access.

BEDROOM 3: (9'9" x 8'11") (2.98m x 2.72m) recently fitted upvc dormer style window to the front elevation with radiator below, moulded skirtings, ceiling light point.





FAMILY BATH/SHOWER ROOM/WC: (11'2" x 9'0") (3.40m x 2.74m) roll top bath with wall mounted mixer tap and telephone style shower attachment. Double width walk-in style shower with glass screen, wall mounted shower unit, handheld shower attachment and an overhead circular shower. Circular wash hand basin with wall mounted mixer tap and pull out drawer below. Low level dual flush wc with concealed cistern. Tiled flooring with underfloor heating, majority tiled walls with bevel edged wall tiles, heated towel rail/radiator, inset ceiling downlights, mirror lighting with motion switch, recently fitted upvc obscure glazed dormer style window to the rear elevation.

OUTSIDE

OFF-STREET PARKING: there is an allocated parking space for **No. 5** and is the second on the right in the uncovered area of the private car park.

INTEGRAL GARAGE: (16'10" x 9'3") (5.12m x 2.83m) remote controlled electronically operated up and over wooden door with obscure glazed panels. Light and power connected. Radiator. **Utility Area:** with base and eye level cabinets, stainless steel sink with draining board to side and mixer tap over and splashback tiling. Space and plumbing for washing machine, hose tap.

REAR GARDEN: (24'10" x 22'3") (7.57m x 6.78m) enjoying a sunny westerly aspect and enclosed on three sides plus having a natural feeling of privacy. Designed for ease of maintenance and brick paved with artificial grassed section. Well planted with an array of attractive mature shrubs plus climbing plants, hose tap.

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: E

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		77 C
55-68	D	64 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.





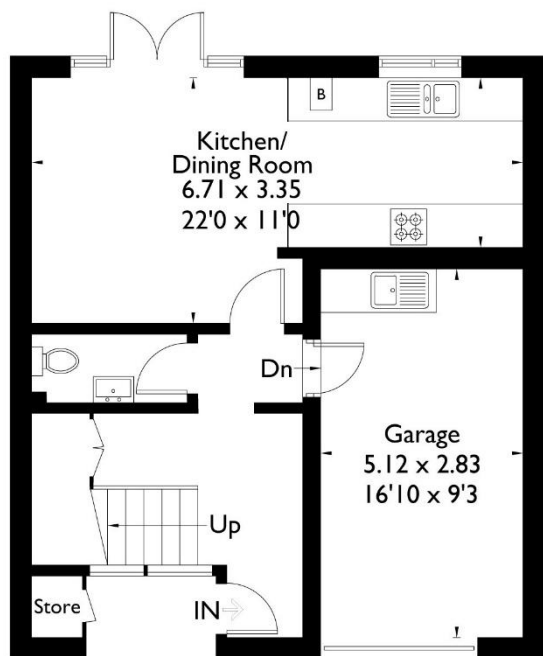
Clyde Mews, Clyde Lane, Redland, Bristol, BS6 6QW

Approximate Gross Internal Area = 143.6 sq m / 1546 sq ft

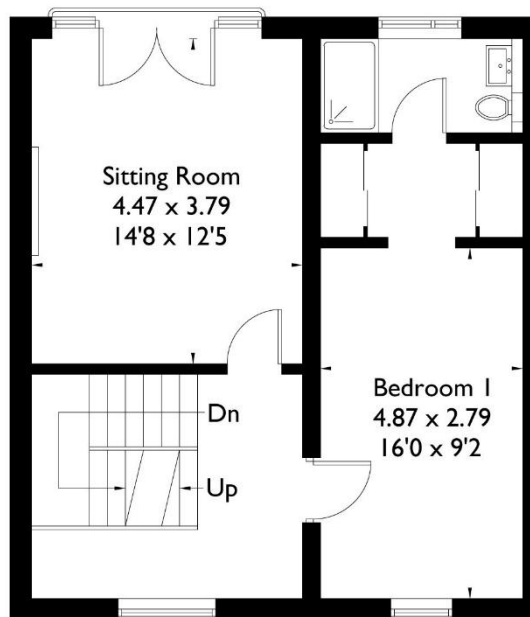
(Including Garage)

Store = 0.6 sq m / 6 sq ft

Total = 144.2 sq m / 1552 sq ft

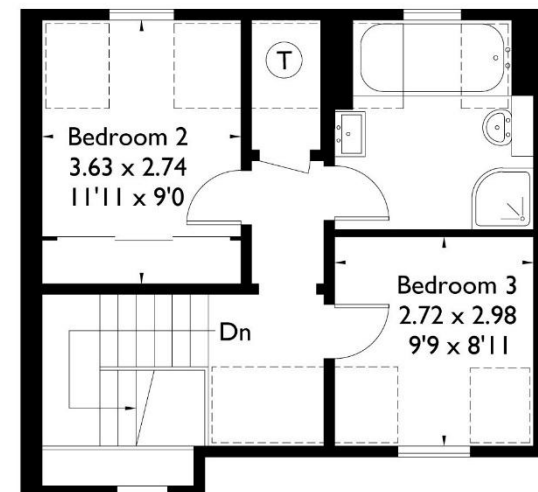


Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor

Job Ref: 182074

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.