



10 Southernhay Crescent, Cliftonwood
Guide Price £750,000

RICHARD
HARDING



10 Southernhay Crescent,

Cliftonwood, Bristol, BS8 4TT

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A beautifully presented 4 double bedroom owner occupied mid-terraced late Victorian house with 2 bathrooms, a low maintenance rear garden and fine far-reaching views from the top floor.

Key Features

- Arranged over three floors, the property enjoys a balanced layout with 4 double bedrooms with two per floor, each serviced by a modern bathroom (one bath, one shower) both with natural light and ventilation.
- A quiet and sought-after location close to both Clifton Village and the city centre with an excellent community. Built circa 1890's, it forms part of one of Bristol's iconic multi coloured streets.
- Superb views from the highest floor which has the unusual addition of having two windows width.
- Benefitting from a new Schmidt kitchen in 2022 which includes high specification built-in appliances.
- No onward chain making a prompt move possible.





GROUND FLOOR

APPROACH: the property is approached from the pavement up a single step to a six-panelled wooden door, opening into:-

ENTRANCE VESTIBULE: natural light from window over door, integrated floor mat, high ceilings with ceiling mouldings, electric consumer unit and gas meter. Further internal obscured glazed wooden door into:-

ENTRANCE HALLWAY: hallway with three doors leading from it to reception rooms and kitchen, with high ceilings, ceiling mouldings, dado rail, coat hanging space and a radiator. Straight staircase rising to first floor landing and large understairs alcove providing useful storage.

SITTING ROOM: (13'0" x 11'3") (3.96m x 3.42m) open plan with adjacent dining room but described separately. Wood framed sash window to front elevation with pleasant street scene views with radiator below, set into shallow angled bay. High ceilings, ceiling mouldings, central ceiling rose, cast iron fireplace with decorative tiled surround and stone hearth with built-in book shelving to both sides of the chimney breast. Opening through to:-

DINING ROOM: (12'4" x 9'11") (3.75m x 3.02m) open plan with adjacent sitting room but described separately. High ceilings continue with ceiling mouldings, vertical column radiators flanking both sides of the opening, built-in cabinets with display shelving. Breakfast bar built into the further opening through to the kitchen, which provides a dual aspect for this room with borrowed light from the adjacent rooms.

KITCHEN: (13'4" x 9'9") (4.05m x 2.98m) natural light from wood framed double glazed window to rear elevation overlooking courtyard garden, automatic electrically controlled double glazed Velux skylights with rain sensor above and natural light back from the reception rooms. Velux control panel. Fully fitted Schmidt kitchen installed circa 2022 with eye and floor level kitchen units, metro tile splashback above square edge stone worksurfaces. Integrated appliances include a wide Smeg electric under counter oven, induction hob, Fisher & Paykel American style fridge/freezer with pantry style cupboards built around it and a full sized undercounter dishwasher. Composite 1 ½ bowl sink with swan neck Quooker instant hot water tap, kidney style corner pull out cupboard. Underfloor heating. Opening through to:-

UTILITY ROOM: open plan with adjacent kitchen but described separately. An interstitial utility area with tiled flooring, space for two kitchen appliances stacked, and a wall mounted Worcester boiler on the opposing wall. Tiled flooring throughout this area and a double glazing wooden door opening onto rear garden.

FIRST FLOOR

LANDING: half landing which provides access to the front, with further stairs rising to main landing providing access to two double bedrooms with a radiator. Further staircase rising to the second floor.

BEDROOM 1: (17'2" x 11'3") (5.24m x 3.44m) wood framed sash window to front elevation with pleasant street scene views into shallow bay with radiator below, high ceilings with central ceiling rose and ceiling mouldings, alcoves either side of chimney breast, wooden flooring throughout and a further radiator.

BEDROOM 2: (13'1" x 11'1") (3.99m x 3.38m) wood framed sash window to rear elevation with attractive views and radiator below, alcoves either side of chimney breast, wooden flooring.

BATHROOM/WC: Double ended bath with central taps, low level wc with concealed cistern, wash hand basin built into worksurface with cupboard below, Velux skylight window, window to rear elevation, tiled walls.

SECOND FLOOR

LANDING: radiator, upvc double glazed window with pleasant views on the half landing, with turning staircase rising to the second floor main landing with three doors from this level to two double bedrooms and a central shower room, with a run of three cupboards with wood slatted shelving for storage. Velux control panel.

BEDROOM 3: (15'8" x 10'2") (4.78m x 3.11m) a pair of wood framed sash windows to front elevation providing far reaching southerly rooftop views out of the city to the countryside beyond, with radiator below set into shallow bay, high ceilings.

BEDROOM 4: (11'1" x 10'9") (3.38m x 3.28m) wood framed sash window to rear elevation with attractive views, with radiator below, electronically controlled Velux skylight with rain sensor and integrated electrically controlled blackout blind.

SHOWER ROOM/WC: natural light from electrically controlled double glazed Velux skylight with rain sensor, corner shower cubicle with tiled enclosure with mains fed Grohe shower with rainhead and further hose attachment, close coupled wc, pedestal hand basin, wall mirror, medicine cabinet, mains fed heated towel rail, tile effect vinyl flooring and ceiling mounted extractor fan. Loft access hatch which will provide access to a shallow pitched roof space.





OUTSIDE

REAR GARDEN: (irregular in shape approx. 15'8" x 13'10") (4.78m x 4.21m) low maintenance courtyard rear garden, open to the east and west elevation providing morning and evening sun. Predominantly laid to patio with ample space for outdoor seating, barbecue etc., custom-built Cedar shed currently used for bike storage. Outside power and lighting. Rear pedestrian gate opening onto rear access lane.

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 with a perpetual yearly rent charge of £3.8s.0d p.a. 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		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

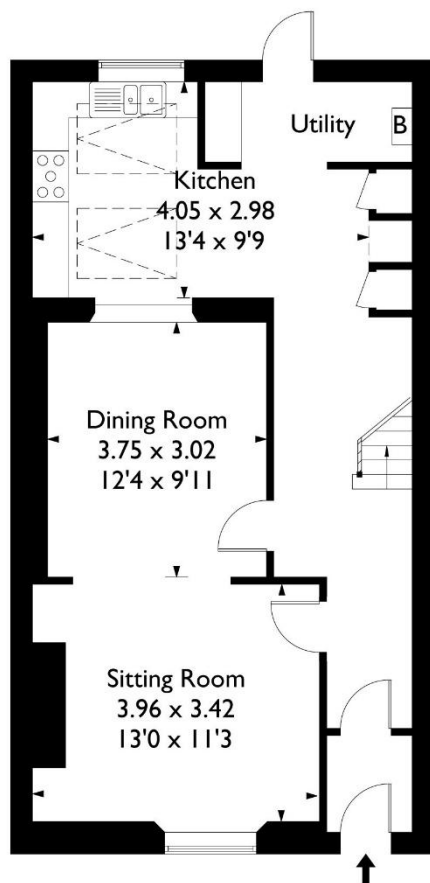
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



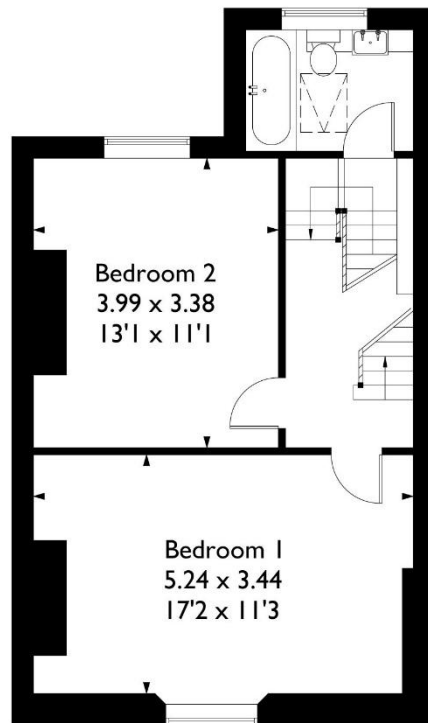


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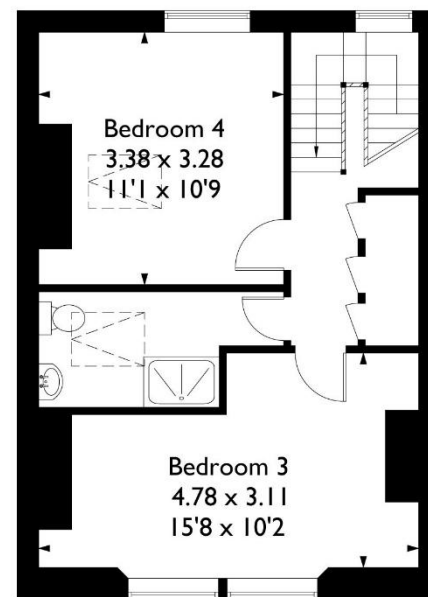
Approximate Gross Internal Area 132.3 sq m / 1423.9 sq ft



Ground Floor



First Floor



Second 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.