



Prospect Mews, 41A Church Road  
Guide Price £735,000

RICHARD  
HARDING



# Prospect Mews, 41A Church Road, Westbury on Trym, Bristol, BS9 3EQ

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Enjoying a quiet tucked away position and yet convenient for the shops; a well presented, 4 bedroom, detached family house with driveway parking, single garage and south facing garden.

## Key Features

- Located by the picturesque Holy Trinity Church in Westbury on Trym and accessed via a drive-thru, a hidden treasure of a property arranged over two levels with light filled rooms and has been well-maintained by our vendor clients.
- Situated in the heart of Westbury on Trym village with its great selection of shops and eateries and within just 250 metres of Westbury on Trym C of E Primary School, within 870 metres of Bristol Free School, also within easy reach of lovely walks in the green open spaces of Canford Park and Blaise Castle Estate, as well as having excellent bus connections nearby through to all central areas of Bristol.
- The sellers installed a photovoltaic (PV) system comprising 11 PV solar panels in 2011. Forecast average yield, as installed, was 2313 kWh/annum, actual measured yield from August 2011 to June 2026 is 2469 kWh/annum. The current FIT payment is 76.9p/kWh for all power generated, plus a further 5.43p/kWh for 50% deemed exported.
- **Ground Floor:** entrance hall, utility, kitchen/breakfast room, sitting room, shower room.
- **First Floor:** landing, 4 bedrooms (one with dressing room), family shower room.
- **Outside:** drive-thru with off-street parking for at least two cars, two storage cupboards, single garage, south facing rear garden enjoying complete privacy (53ft x 22ft) with sitting out area and well-stocked borders.
- **A unique property with so much to appreciate and savour - location, facilities, seclusion, a turnkey acquisition having been fastidiously well maintained by the present owners.**
- **An earliest viewing is unhesitatingly recommended.**





## GROUND FLOOR

**APPROACH:** a brick paved driveway with bi-folding vehicular picket gate giving access to a parking area immediately in front of the house. Part leaded light upvc double glazed door with external wall light point, opening to:-

**ENTRANCE HALLWAY:** inlaid entrance mat and tiled effect flooring, ceiling light point. Utility cupboard with wall mounted Vaillant condensing gas fired boiler, hot water cylinder, inverter for solar panels, fitted shelving, ceiling light point, obscure glazed window to the front elevation. Folding veneered door opening to the shower room. Veneered door with opaque glazed panels opening to the kitchen/breakfast room. Multi-paned double doors opening through to the sitting room.

**SHOWER ROOM/WC:** (6'9" x 3'6") (2.06m x 1.07m) shower cubicle with folding glass door, fully tiled surrounds, wall mounted shower unit and handheld shower attachment. Low level dual flush wc. Wall mounted wash hand basin with hot and cold water taps and splashback tiling. Tiled effect flooring, heated towel rail/radiator, two ceiling light points, wall light with shaver point, extractor fan.

**KITCHEN/BREAKFAST ROOM:** (20'2" x 12'10" decreasing to 8'7") (6.14m x 3.92m/2.62m) comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets and shelving. Roll edged wood effect worktop surfaces with matching upstands, splashback tiling and pelmet lighting. 1 ½ bowl ceramic sink with draining board to side and swan neck mixer tap over. Wide double glazed window to the front elevation. Integral appliances including electric double oven, 4 ring gas hob with pull out extractor hood, dishwasher, undercounter fridge and undercounter freezer. Tiled effect flooring, ample space for table and chairs, radiator with complementary shelf over, two ceiling light points. Elegant staircase ascending to the first floor with twin handrails and ornately carved spindles.

**SITTING ROOM:** (20'7" x 13'5") (6.27m x 4.08m) a dual aspect principal reception room, having a pair of double glazed windows to the front elevation, upvc double glazed sliding door and panel overlooking and opening externally to the rear garden. Contemporary coal effect electric fire with brick chimney breast and recesses to either side. Engineered oak flooring, radiator with complementary shelf over, two ceiling light points. Archway through to recess with fitted cupboards. Upvc double glazed tri-folding doors opening through to:-

**CONSERVATORY:** (11'7" x 10'6") (3.54m x 3.21m) a triple aspect room with upvc double glazed windows to both sides and the rear elevation, high sloping double glazed glass roof with triangular overlights to the rear elevation, tiled effect flooring, two wall light points, two ceiling light points. Upvc double glazed double doors overlooking and opening externally to the south facing rear garden.

## FIRST FLOOR

**LANDING:** part galleried over the stairwell with handrail and ornately carved spindles. Large upvc double glazed lantern light providing plenty of natural light and having the benefit of upvc double glazed secondary glazing (access from here onto the roof spaces and valley). Two ceiling light points, built-in storage cupboard. Oak veneer panelled doors, opening to:-

**BEDROOM 1:** (12'9" x 11'4") (3.89m x 3.45m) wide upvc double glazed window giving a southerly orientation overlooking the rear garden, generous built-in wardrobes offering ample hanging rail and shelving space, wood effect flooring, moulded skirtings, radiator with complementary shelf over, two wall light points.

**BEDROOM 2 & DRESSING ROOM:** (overall measurement 17'5" x 8'10") (5.31m x 2.72m) described separately as follows:-

**BEDROOM 2:** (10'4" x 9'8") (3.15m x 2.95m) upvc double glazed window to the front elevation, wood effect flooring, radiator, two ceiling light points. Wide wall opening through to:-

**DRESSING ROOM:** (8'10" x 6'10") (2.72m x 2.08m) dual aspect with double glazed windows to the front and side elevations, wood effect flooring, radiator, ceiling light point. Built-in wardrobes and drawers.

**BEDROOM 3:** (9'11" x 9'8") (3.01m x 2.95m) raised height double glazed window to the side elevation, wood effect flooring, radiator, ceiling light point. Twin folding panelled doors interconnecting through to:-

**BEDROOM 4:** (11'3" x 7'0") (3.44m x 2.13m) wide double glazed window to the front elevation with a view towards the Holy Trinity Church grounds, wood effect flooring, radiator, ceiling light point. Veneer panelled door returning to the landing.

**SHOWER ROOM/WC:** (8'3" x 5'6") (2.51m x 1.68m) obscure double glazed window to the front elevation. Double width shower cubicle with sliding glass door and panels, fully tiled surround, wall mounted pumped power shower unit and handheld shower attachment. Low level dual flush wc. Wash hand basin with mixer tap and pull out drawers below. Tiled flooring and majority tiled walls, heated towel rail/radiator, inset ceiling downlights, extractor fan.



## OUTSIDE

**OFF-STREET PARKING:** generous brick and paved off-street parking for 2/3 cars immediately in front of the house. Having an established white flowering clematis and purple flowering wisteria that provide beautiful colours through the spring/summer months. Outside water tap and lighting. Wrought iron pedestrian gate providing access to the rear garden. Access to:-

**SINGLE GARAGE:** (17'5" x 9'4") (5.32m x 2.85m) remote electronically operated door, light and power connected, obscure upvc double glazed personal door to the side elevation.

**FRONT GARDEN/ADDITIONAL PARKING:** further off-street parking space if so required or alternatively an easy maintenance garden, having raised height vegetable garden with raised planters and further section of garden behind the garage. There is also a climbing white flowering hydrangea.

**REAR GARDEN:** (53'10" x 22'0") (16.40m x 6.71m) enjoying a sunny southerly orientation and complete privacy. Immediately to the rear of the conservatory there is a sheltered patio with ample space for garden furniture, potted plants and barbecuing etc. Enclosed within timber fencing having raised height borders with a variety of mature shrubs. Via pergola with an assortment of climbing plants including clematis, grapevine and passionflower, the remainder of the garden features a level section of lawn, woodchipped pathway and deep shrub borders featuring an array of flowering plants, mature shrubs and specimen trees. Useful greenhouse. There is an olive tree, Victoria plum, silver birch and a pink flowering climbing rose.

## 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:**

- 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		87 B
69-80	C	77 C	
55-68	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.**



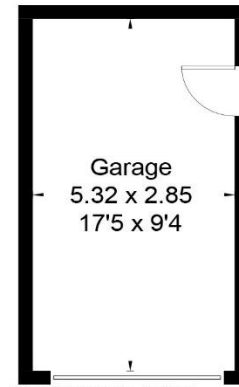


# Church Road, Westbury-on-Trym Bristol BS9 3EQ

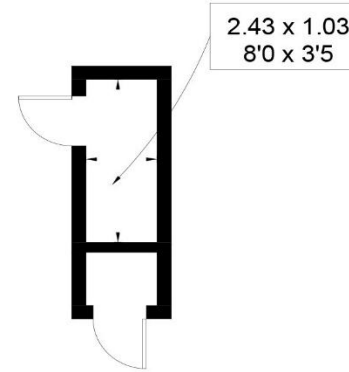
Approximate Floor Area = 133.2 sq m / 1434 sq ft

Outbuilding = 18.3 sq m / 197 sq ft

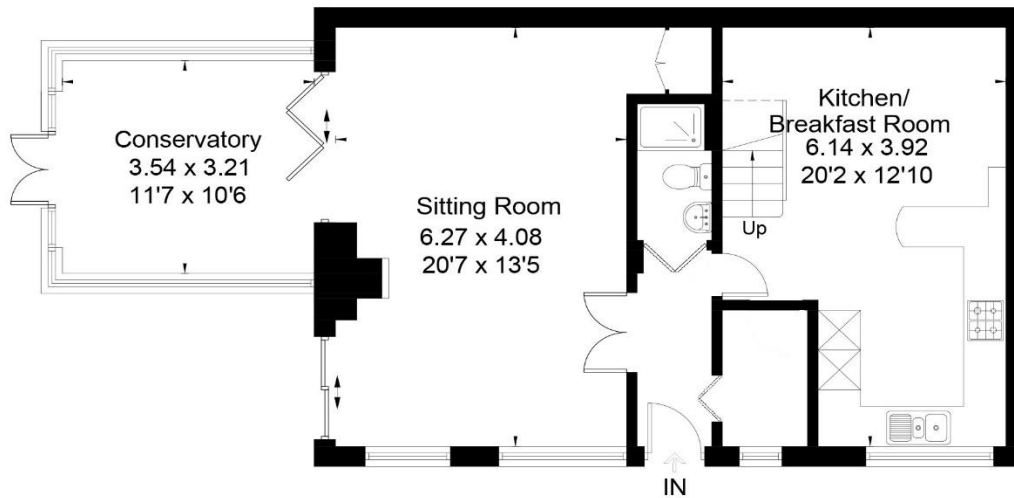
Total = 151.5 sq m / 1631 sq ft (Including Garage)



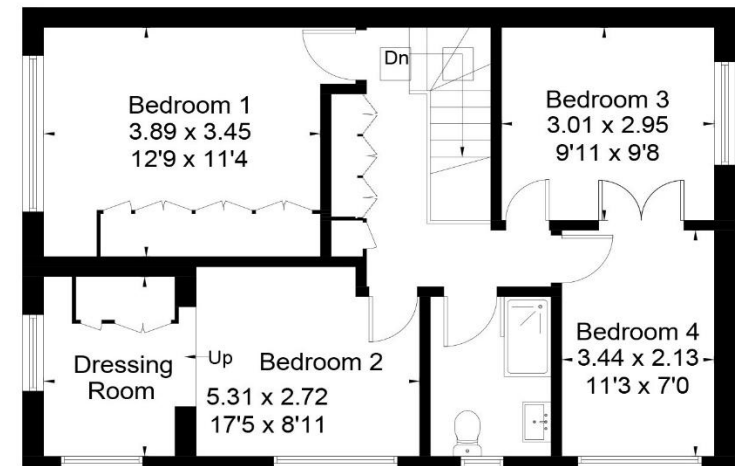
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108899