



12a Clare Road, Cotham

Guide Price Range: £1,100,000 - £1,150,000

RICHARD  
HARDING



# 12a Clare Road,

Cotham, Bristol, BS6 5TB

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An exemplary, 4 bedroom, 2 bath/shower room, semi-detached Georgian style villa, of circa 1865, and arranged over two floors with front and rear gardens plus off-street parking.

## Key Features

- A fine period residence with a civilised atmosphere and generously proportioned accommodation throughout, of circa 1,923 sq. ft.
- Principally laid out over two large floors with plenty of light and space with an abundance of period features including exposed wooden floorboards, ornate moulded plasterwork, multi-paned sash windows and period fireplaces.
- Enjoys an elevated position, close to Cotham Gardens Park and Redland train station, within easy reach of the amenities of the Gloucester Road and the city centre, University and Hospital areas. Located circa 300 metres from Cotham Gardens Primary School and circa 500 metres from Cotham School.
- **Ground Floor:** entrance vestibule, reception hall, shower room/wc, drawing room (17'6" x 13'9"), butler's pantry, semi open-plan kitchen/dining/living room (23'0" x 15'5"), rear hall, utility room.
- **First Floor:** part galleried landing, three double bedrooms, single bedroom (four in total), family bathroom/wc.
- **Outside:** front garden, landscaped rear garden with pergola, useful store room, off-street parking for one vehicle.





## GROUND FLOOR

**APPROACH:** from the pavement, impressive gate pillars and paved off-street parking area with steps and pathway continuing to one side of the house leading to a veranda style open-fronted porch. Solid wood panelled front door with deep moulded architrave and wall mounted external light, opening to:-

**ENTRANCE VESTIBULE:** a most welcoming entrance to this fabulous family home, with exposed wooden floorboards, simple moulded cornicing and tiling to dado height. Wall to wall cupboards with ample hanging rail and storage space. Inset ceiling downlight. Part stained glass multi-paned wooden door with moulded architraves, opening to:-

**RECEPTION HALL:** (14'4" x 7'0" max measurements including stairwell) (4.37m x 2.13m) elegant turning staircase ascending to the first floor with handrail and ornately carved spindles, enjoying plenty of natural light via a raised height multi-paned window, exposed wooden floorboards, tall moulded skirtings, dado rail, simple moulded cornicing, ornate ceiling rose with light point, understairs cupboards, radiator. Stripped pine four-panelled doors with moulded architraves, opening to:-

**DRAWING ROOM:** (17'7" x 13'9") (5.35m x 4.19m) a well-proportioned principal reception room enjoying the benefit of two virtually full height multi-paned sash windows overlooking the front garden with working shutters. Central period fireplace with coal effect gas fire, cast iron surround, decorative tiled slips, slate hearth and ornately carved Carrara marble mantelpiece. Recesses to either side of the chimney breast and both with fitted shelving, tall moulded skirtings, exposed wooden floorboards, picture rail, ornate moulded cornicing and ceiling rose. Radiator and ceiling light point.

**BUTLER'S PANTRY:** original dresser style unit with cupboards, drawers and shelving. Exposed wooden floorboards, tall moulded skirtings, inset ceiling downlights.

**SHOWER ROOM/WC:** (12'0" x 4'2") (3.66m x 1.27m) low level wc, wall mounted wash hand basin with hot and cold water taps, large shower cubicle with wall mounted shower and handheld shower attachment plus fully tiled surround, timber panelling to dado height, Victorian style radiator/heated towel rail, exposed wooden floorboards, ceiling light point, extractor fan, obscure multi-paned window to the side elevation.

**SEMI OPEN-PLAN KITCHEN/DINING/LIVING ROOM:** (25'0" x 15'6") (7.61m x 4.72m) loosely divided as follows:-

**Kitchen/Dining Area:** comprehensively fitted with an array of panelled base and eye level units with a combination of drawers and cabinets, granite effect roll edged worktop surface with splashback tiling and pelmet lighting, inset stainless steel sink with draining board to side and swan neck mixer tap over, recess into chimney breast with Stoves range cooker and extractor hood plus decorative wooden mantelpiece, exposed wooden floorboards, tall moulded skirtings, picture rail, simple moulded cornicing, inset ceiling downlights and ceiling light point. Multi-paned sash window overlooking the rear garden with working shutters. Part stained glass wooden door with moulded architraves opening to the rear hall. Wide opening to:-

**Living Area:** central period fireplace with inset wood burning stove, slate hearth and ornately carved Carrara marble mantelpiece, recesses to either side of the chimney breast (both with double opening cupboards and fitted shelving), exposed wooden floorboards, tall moulded skirtings, simple moulded cornicing, radiator, ornate ceiling rose with light point, two radiators. Multi-paned wooden door with matching side panels and overlight windows plus working shutters overlook and open externally to the rear garden.

**REAR HALL:** (9'11" x 8'3") (3.02m x 2.51m) slate flagged flooring, window to the side elevation, radiator, high sloping ceiling with light point, concealed Worcester Bosch gas fired combination boiler. Doors opening externally to either side and giving access to the rear garden. Open walkway to:-

**UTILITY ROOM:** (8'4" x 5'4") (2.54m x 1.63m) base and eye level units, granite effect roll edged worktop surface with splashback tiling, inset stainless steel sink with draining board to side and mixer tap over, high sloping ceiling with light point, raised height window to the rear elevation, radiator. Space and plumbing for washing machine and tumble dryer. Space for tall fridge/freezer.

## FIRST FLOOR

**SPLIT LEVEL PART GALLERIED LANDING:** part galleried over the stairwell with raised height multi-paned window to the side elevation, ceiling light point, tall moulded skirtings, dado rail, simple moulded cornicing. Four-panelled stripped pine wooden doors with moulded architraves, opening to:-

**BEDROOM 1:** (17'7" max into built-in wardrobes x 13'11") (5.35m x 4.23m) a pair of multi-paned sash windows to the front elevation with far reaching rooftop views, tall moulded skirtings, picture rail, simple moulded cornicing, ornate ceiling rose with light point, radiator. Wall to wall built-in wardrobes offering ample hanging rail and shelving space.

**BEDROOM 2:** (15'6" x 13'5") (4.72m x 4.09m) multi-paned sash window to the rear elevation with working shutters, a comprehensive range of built-in wardrobes with ample hanging rail and shelving space, tall moulded skirtings, picture rail, simple moulded cornicing, ornate ceiling rose with light point, radiator, vanity unit.





**BEDROOM 3:** (11'10" x 11'6") (3.60m x 3.51m) multi-paned sash window to the rear elevation with working shutters, double opening built-in wardrobe, vanity unit, radiator, tall moulded skirtings, simple moulded corning, ceiling light point.

**BEDROOM 4:** (10'9" x 6'9") (3.27m x 2.07m) raised height Velux style window and internal window through to the landing, radiator, moulded skirtings, ceiling light point, loft access.

**FAMILY BATHROOM/WC:** (8'3" x 6'8") (2.51m x 2.03m) panelled bath with twin handgrips, mixer tap and telephone style shower attachment. Granite worktop with inset wash hand basin and mixer tap plus cupboards and drawers below. Low level wc. Tiled effect flooring, timber panelling to dado height, Victorian style heated towel rail/radiator, additional radiator, small window to the side elevation, part opaque multi-paned sash window to the front elevation, inset ceiling downlighters.

## OUTSIDE

**OFF STREET PARKING:** paved off-street parking for one car via impressive pillars and open fronted driveway.

**FRONT GARDEN:** level section of lawn with deep shrub borders, paved pathway leading to a veranda style open-fronted porch, door to part covered **SIDE STORE/RETURN** with further door and pathway with pedestrian gate giving access to the rear garden.

**REAR GARDEN:** (37ft x 30ft max measurements) (11.28m x 9.14m) a well thought out and landscaped rear garden accessed internally via the rear hall and living room. Enclosed on all sides by raised height deep shrub borders and featuring a pergola with climbing jasmine, established grape vine and kiwi. Separated into two sections with areas of paving and section of lawn. Ample space for garden furniture, potted plants and barbecuing etc.

## 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 p.a. 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		
69-80	C		79   C
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

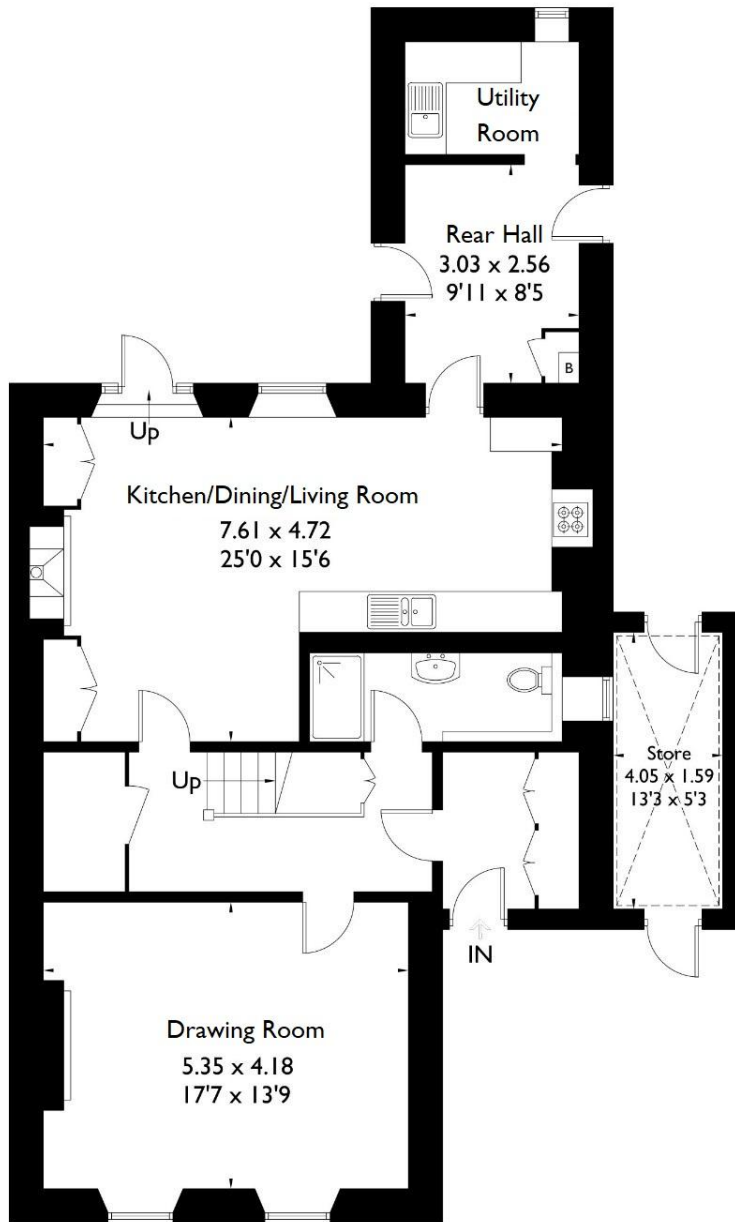
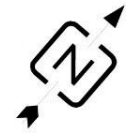
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



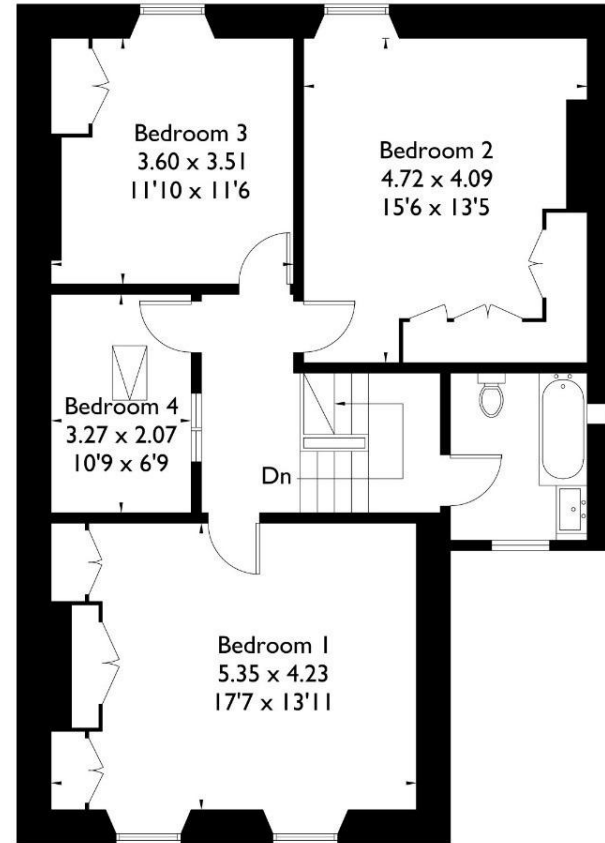


# Clare Road, Cotham, Bristol, BS6 5TB

Approximate Gross Internal Area = 172.2 sq m / 1854 sq ft  
External Store = 6.4 sq m / 69 sq ft  
Total = 178.6 sq m / 1923 sq ft



Ground Floor



First Floor

Job Ref: 171432  
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.