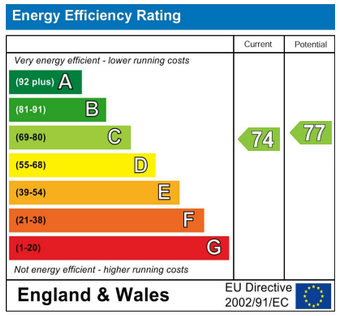
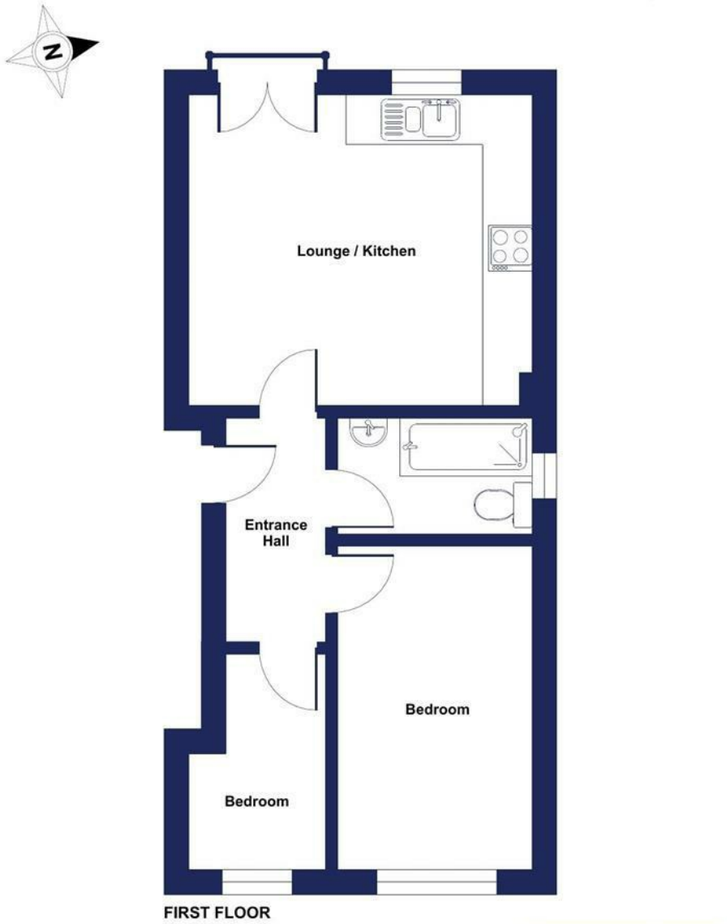


Sturminster Road, Bristol, BS14

Approximate Area = 410 sq ft / 38 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Davies & Way. REF: 1542677

DAVIES & WAY
CHARTERED SURVEYORS • ESTATE AGENTS

www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

Flat A, Harrison Court Sturminster Road, Stockwood, Bristol, BS14 8BH



£160,000

A recently redecorated one/two bedroom first floor flat that offers bright and airy accommodation and is marketed with no onward chain

▪ First floor flat ▪ Open plan lounge/kitchen ▪ Double bedroom ▪ Office/Nursery ▪ Bathroom ▪ Communal garden ▪ Marketed with no onward chain

naea | propertymark PROTECTED

RICS

Flat A, Harrison Court Sturminster Road, Stockwood, Bristol, BS14 8BH

A recently redecorated one/two bedroom first floor apartment offering bright and airy accommodation, a convenient layout and the additional benefit of being marketed with no onward chain.

The property is accessed via a secure telephone entry system, with a communal hallway and staircase rising to the first floor. Once inside, a welcoming entrance hallway leads to a full-width, open plan kitchen/living room, which enjoys pleasant views of the communal gardens through a Juliet balcony. The accommodation further comprises a generous principal double bedroom and a versatile second bedroom, ideally suited for use as a home office or a nursery. A matching three-piece bathroom suite with shower attachment over the bath completes the internal accommodation.

Externally, residents benefit from a westerly-facing communal garden, providing an attractive space for relaxing, alfresco dining and entertaining.

The property is offered to the market with no onward chain, making it an appealing option for first-time buyers, downsizers and investors alike.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.4m x 1.1m (11'1" x 3'7")
Dual double glazed windows to front aspect, stairs rising to first floor

FIRST FLOOR

LANDING 1.2m x 1.2m (3'11" x 3'11")
Door providing access into flat

HALLWAY 2.7m x 1.2m (8'10" x 3'11")
Access to loft via hatch, telephone entry system, radiator, powerpoints, doors leading to rooms

OPEN PLAN LOUNGE/KITCHEN 4.2m x 3.8m (13'9" x 12'5")
Double glazed window to rear aspect, double glazed French doors to rear aspect to Juliet balcony overlooking communal gardens. Kitchen comprising range of matching wall and base units with a rolled top works surfaces, stainless steel sink with mixer tap over, integrated electric oven with electric hob and stainless steel extractor fan over, space and plumbing for washing machine, space for upright fridge freezer, wall mounted gas combination boiler. Powerpoints, splashbacks to all wet area areas. Lounge providing ample space for separate seating area and benefiting from a radiator and powerpoints.

BEDROOM ONE 3.9m x 2.4m (12'9" x 7'10")
Double glazed window to front aspect, radiator, Powerpoints.

BEDROOM TWO 2.7m x 1.7m narrowing to 1.2m (8'10" x 5'6" narrowing to 3'11")
Double glazed window to front aspect, radiator, powerpoints.

BATHROOM 2.4m x 1.4m (7'10" x 4'7")
Obscured double glazed window to side aspect, matching three-piece suite comprising, pedestal wash hand basin, panelled bath with mixer tap and shower attachment over and low-level WC. Radiator, extractor fan, tiled splashbacks to wet area areas

EXTERIOR

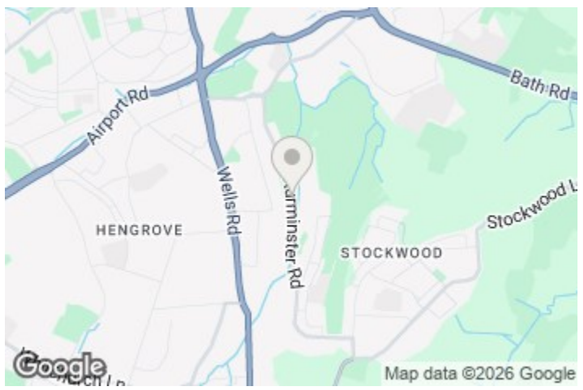
FRONT OF PROPERTY
Mainly laid to lawn with steps providing access to communal front door, path leading to bin store and communal garden.

COMMUNAL GARDEN
To a sunny Westerly aspect, mainly laid to a raised deck with glass balustrades, providing an ideal space for entertaining.

TENURE
This property is leasehold. The Lease is 999 years from the 1st January 2004. There is a monthly management charge of £95.00 payable.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band A according to www.gov.uk website. Please note that change of ownership is a ‘relevant transaction’ that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
Local authority: Bristol City Council
Services: All services connected.
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).



















www.daviesandway.com