



14 Belvedere Road, Redland

Guide Price £1,125,000

RICHARD
HARDING



14 Belvedere Road,

Redland, Bristol, BS6 7JQ

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A handsome, bright and welcoming 6 bedroom (plus study) Edwardian semi-detached family home situated on a neighbourly side road in Redland, close to the Downs. Further benefitting from parking and a level 40ft x 25ft rear garden.

Key Features

- Incredible location, high up on the borders of Redland and Westbury Park, within just 100 metres level stroll of the Downs, whilst also being handy for local shops of Coldharbour Road, bus connections to central areas and excellent local schools including Westbury Park (100 metres) and Redland Green Secondary (800 metres).
- **Ground Floor:** entrance vestibule, entrance hallway, sitting room, dining room/reception 2, kitchen/breakfast room, utility room and cloakroom/wc.
- **First Floor:** landing, bedroom 1, bedroom 2, bedroom 3, bathroom and separate wc.
- **Second Floor:** landing, bedroom 4, bedroom 5, bedroom 6, home office/study, shower room/wc.
- **Outside:** front garden with off street parking for one vehicle, level 40ft x 25ft lawned rear garden.
- A fabulous period home in a perfect location for families.





GROUND FLOOR

APPROACH: via a block paved driveway providing off road parking for one car. The driveway leads beside a pretty front garden, pathway continues from the driveway up the right hand side of the building, where you will find the attractive front door to the property.

ENTRANCE VESTIBULE: original tessellated tiled floor, handy door providing access straight through to the rear garden. Part glazed door with stained glass panels beside leading into the central entrance hallway.

ENTRANCE HALLWAY: wonderful high ceilings with original detailed cornicing, original tessellated tiled floor, radiator, period staircase rising to first floor landing with understairs recess. Useful cloaks storage cupboard at the bottom of the hallway, with built-in shelving, coat hooks and electric fuse box and meter. Doors lead off the entrance hall to the sitting room, dining room and kitchen/breakfast room.

SITTING ROOM: (front) (20'3" x 16'4") (6.17m x 4.97m) a fabulous large reception room spanning the width of the house, with high ceilings, ceiling cornicing, wide bay to front comprising timber framed double glazed windows with original stained glass panels over, period fireplace with built-in book casing to chimney recesses, picture rail and two radiators.

DINING ROOM/RECEPTION 2: (rear) (15'0" x 11'2") (4.57m x 3.40m) a light and airy second reception room. Bay to rear comprising sash windows with secondary glazing, over the rear garden. High ceilings with ceiling coving and picture rail, period fireplace, two radiators and a built-in dresser. Wide wall opening providing a sociable connection through to:-

KITCHEN/BREAKFAST ROOM: (17'6" x 8'9") (5.33m x 2.67m) a modern fitted kitchen comprising base and eye level cream coloured shaker style units with roll edged worktop over, chimney recess with Smeg range cooker, induction hob and extractor fan, integrated dishwasher and fridge, tiled floor and a radiator. Double glazed sash window to rear, overlooking the rear garden. Wall opening through to:-

UTILITY ROOM: a range of base level units, in the same style as the kitchen, with worktop and sink over, plumbing and appliance space for washing machine and freezer, Velux skylight window, French doors leading out onto the rear garden. Further doors accessing a ground cloakroom/wc and an incredibly handy walk-in storage cupboard.

CLOAKROOM/WC: low level wc, pedestal wash basin, part tiled walls, extractor fan and an obscured glazed window to rear.



FIRST FLOOR

LANDING: original staircase continuing up to the second floor. Doors off to bedroom 1, bedroom 2, bedroom 3 (off lower mezzanine landing), family bathroom and separate wc.

BEDROOM 1: (front) (16'4" x 13'11") (4.97m x 4.25m) a good-sized principal double bedroom with high ceilings, ceiling cornicing, beautiful period fireplace, wide bay to front comprising timber framed double glazed sash windows, built-in wardrobes and a radiator.

BEDROOM 2: (rear) (15'0" x 11'1") (4.57m x 3.37m) a double bedroom with high ceilings, ceiling coving, period fireplace, stripped floorboards, sink and a radiator. Double glazed timber framed sash windows to rear, overlooking the rear garden.

BEDROOM 3: (off half landing) (14'11" x 8'11") (4.54m x 2.72m) a double bedroom with double glazed sash window to rear, period fireplace and a radiator.

BATHROOM: a good-sized bathroom with panelled bath and sink. Corner boiler/airing cupboard, housing Valliant gas central heating boiler. Sash window to front and a radiator.

SEPARATE WC: low level wc, high ceilings and sash window to the side.

SECOND FLOOR

LANDING: doors off to bedroom 4, bedroom 5, bedroom 6 (off mezzanine landing), a home office/study and shower room/wc. Loft hatch and a domed rooflight providing plenty of natural light through the landing and stairwell.

BEDROOM 4: (front) (13'9" x 12'11") (4.20m x 3.93m) a pretty double bedroom with period fireplace, dormer to front comprising sash window, low level recessed storage cupboard and a radiator.



BEDROOM 5: (rear) (13'7" x 11'6") (4.13m x 3.51m) a double bedroom with built-in wardrobes and book casing. Double glazed sash window to rear in a dormer, and a radiator.

STUDY/HOME OFFICE: (front) (12'11" x 7'0") (3.94m x 2.14m) a useful workspace or occasional bedroom 7 with sash window to front.

BEDROOM 6: (off half landing) (15'0" x 8'10") (4.57m x 2.70m) a smaller double bedroom with double glazed sash window to rear, period fireplace and a radiator.

SHOWER ROOM/WC: white suite comprising shower enclosure with system fed shower, low level wc, pedestal wash basin, inset spotlights, extractor fan and a sash window to the side.

OUTSIDE

FRONT GARDEN & PARKING: block paved driveway providing off road parking for one car. The driveway leads beside a pretty front garden, with pathway continuing from the driveway up the right hand side of the building to the entrance door to the property.

REAR GARDEN: (approx. 40ft in length x 25ft across max) (12.19m x 7.62m) a level lawned rear garden with well stocked deep flower borders containing various plants and shrubs, outdoor tap, good sized paved seating area closest to the property, door accessing a recessed garden store. An incredibly handy side access through the entrance vestibule to the front of the house.

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		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

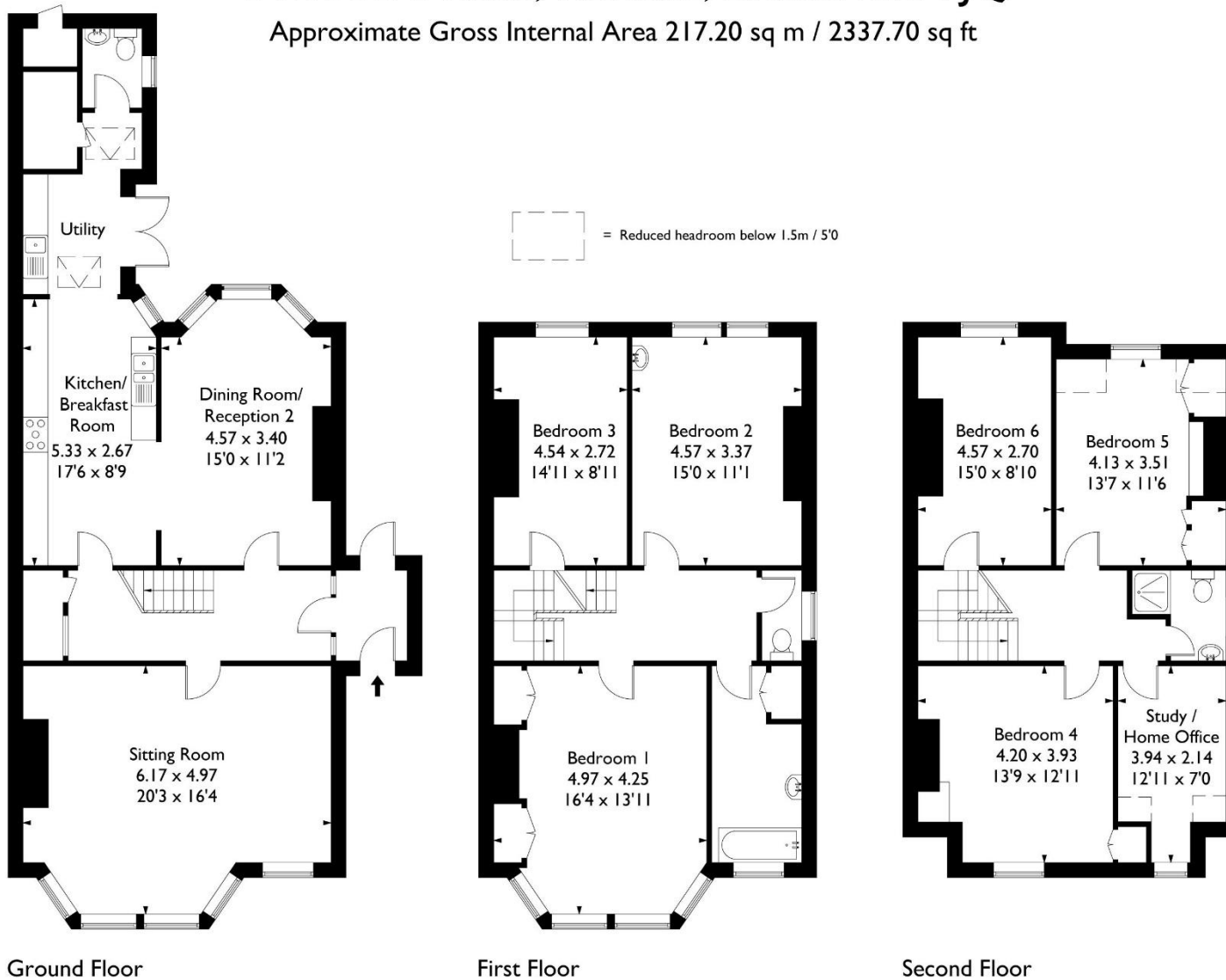
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Belvedere Road, Redland, Bristol BS6 7JQ

Approximate Gross Internal Area 217.20 sq m / 2337.70 sq ft



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.