



27 Wyedale Avenue, Coombe Dingle

Guide Price: £450,000

**RICHARD
HARDING**



27 Wyedale Avenue,

Coombe Dingle, Bristol, BS9 2QQ

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HARDING

Located on a quiet road in Coombe Dingle close to the Blaise Castle Estate - a well-proportioned 3 bedroom, 2 reception room, semi-detached family home with off-street parking, storage garage and 80ft well-stocked rear garden.

Key Features

- Blaise Castle Estate doesn't need much introduction and has 650 acres of parkland, woodland walks and a limestone gorge dissected by the Hazel Brook which meets with the River Trym towards the southern section of the Estate. The Estate also has an adventure playground for kids, a café and museum.
- Well-located and within striking distance of Clifton (4km) and the vast array of amenities that Bristol has to offer, convenient for the M4/M5 and Cribbs Causeway whilst offering a gentler feel and more green and leafy outlook and environs.
- Fully re-wired throughout.
- **Ground Floor:** entrance vestibule, reception hall, sitting room, family room, kitchen/breakfast room, cloakroom/wc.
- **First Floor:** landing, two double bedrooms, single bedroom, family bathroom.
- **Outside:** front garden, 80ft well-stocked rear garden with sitting out areas, off-street parking, storage garage.
- Our vendor clients have already secured an onward purchase with no onward chain.





GROUND FLOOR

APPROACH: from the pavement, there is a pathway with shallow flight of steps leading to the front entrance. Obscure upvc double glazed double doors, opening to:-

ENTRANCE VESTIBULE: laminate flooring. Part stained glass wood panelled door with matching side panels and overlights, opening to:-

RECEPTION HALL: (14'8" x 6'5") (4.47m x 1.96m) wood effect laminate flooring, moulded skirtings, radiator, ceiling light point, understairs storage cupboard. Wide staircase ascending to the first floor. Panelled doors with brass door furniture and moulded architraves, opening to:-

SITTING ROOM: (14'1" x 13'8") (4.28m x 4.16m) wide bay window to the front elevation. Coal effect gas fire with back boiler, marble surround and hearth plus ornately carved wooden mantelpiece. Recesses to either side of the chimney breast, moulded skirtings, coved ceiling, radiator, ceiling light point.

DINING ROOM: (12'5" x 12'4") (3.78m x 3.75m) upvc double glazed double doors with side panels and overlights overlooking and opening onto the rear timber deck and garden. Chimney breast with recesses to either side, moulded skirtings, coved ceiling, radiator, ceiling light point.

KITCHEN: (17'1" x 7'9") (5.21m x 2.35m) comprehensively fitted with an array of shaker style base and eye level units combining drawers and cabinets. Roll edged granite effect worktop surfaces with splashback tiling. Stainless steel sink with draining board to side and mixer tap over. Space and plumbing for washing machine, space for electric/gas oven, space for dishwasher, space for counter fridge, space for counter freezer and space for tall fridge/freezer. Tiled effect flooring, moulded skirtings, radiator, two ceiling light points. Large window overlooking the rear garden. Part obscure upvc double glazed door with window to side opening externally to the rear timber deck.

CLOAKROOM/WC: low level dual flush wc, wall mounted wash hand basin with mixer tap and splashback tiling, wood effect flooring, wall light point.

FIRST FLOOR

LANDING: part galleried over the stairwell and enjoying plenty of natural light with window to the side elevation, moulded skirtings, ceiling light point. Panelled doors with chrome door furniture and moulded architraves, opening to:-

BEDROOM 1: (14'6" x 12'6") (4.41m x 3.82m) bay window to the front elevation with radiator below, generous built-in bedroom furniture, moulded skirtings, coved ceiling.

BEDROOM 2: (13'2" x 12'5") (4.02m x 3.79m) large window to the rear elevation with far reaching rooftop views, moulded skirtings, double opening airing cupboard with cupboards above housing hot water cylinder and slatted shelving.

BEDROOM 3: (8'0" x 7'9") (2.45m x 2.35m) window to the front elevation, moulded skirtings, picture rail, ceiling light point, radiator, double opening built-in wardrobe.

FAMILY BATHROOM/WC: (6'10" x 6'0") (2.08m x 1.83m) panelled bath with hot and cold water taps, folding shower screen, wall mounted electric shower unit and handheld shower attachment. Vanity unit incorporating wash hand basin with mixer tap and double opening cupboard below. Low level dual flush wc with concealed cistern. Wood effect parquet style flooring, radiator, fully tiled walls, inset ceiling downlights, obscure glazed window to the rear elevation.

OUTSIDE

FRONT GARDEN: set behind wrought iron railings and designed for ease of maintenance with patio sections and well stocked borders.

REAR GARDEN: (80ft x 29ft measurements including storage garage) (24.38m x 8.84m) immediately to the rear of the house and accessed by both the family room and kitchen/breakfast room there is a raised sitting out area with composite wood effect slats that offers ample space for garden furniture. There is then a further patio with pathway leading between sections of gently sloping lawn. Stone chipped area and further patio at the tail end of the garden. Enclosed on all three sides by timber fencing. Mature shrub borders that include silver birch tree, Japanese maple and plum tree. Outside water tap and external power socket.





OFF-STREET PARKING: tarmac driveway parking alongside the house with tandem parking space for two cars. Access to:
STORAGE GARAGE: (15'9" x 8'1") (4.81m x 2.47m) a storage garage with window to side and rear elevation, light and power connected.

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 £7.7s.0d p.a. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

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		86 B
69-80	C		
55-68	D		
39-54	E	49 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.



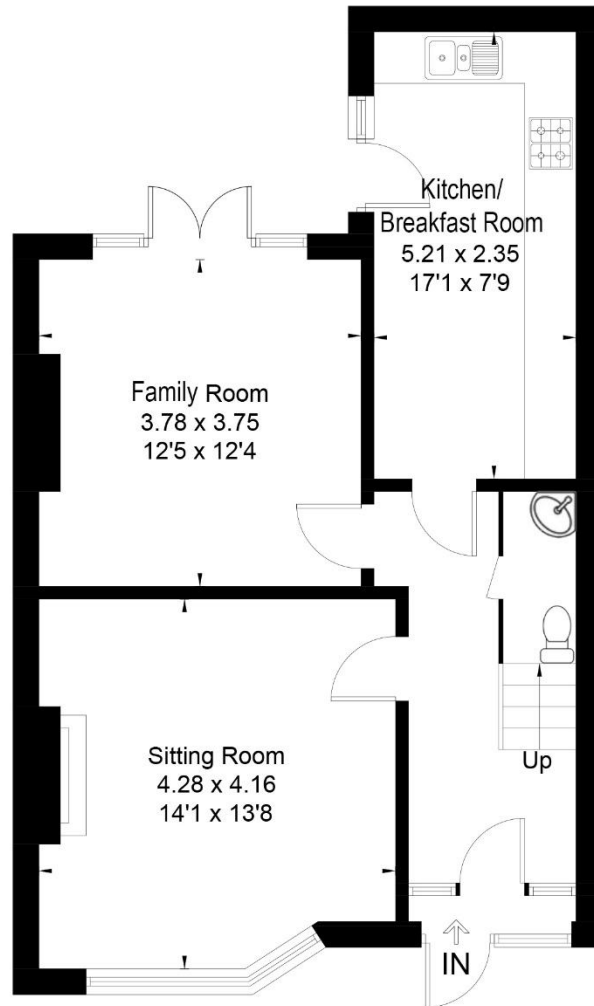


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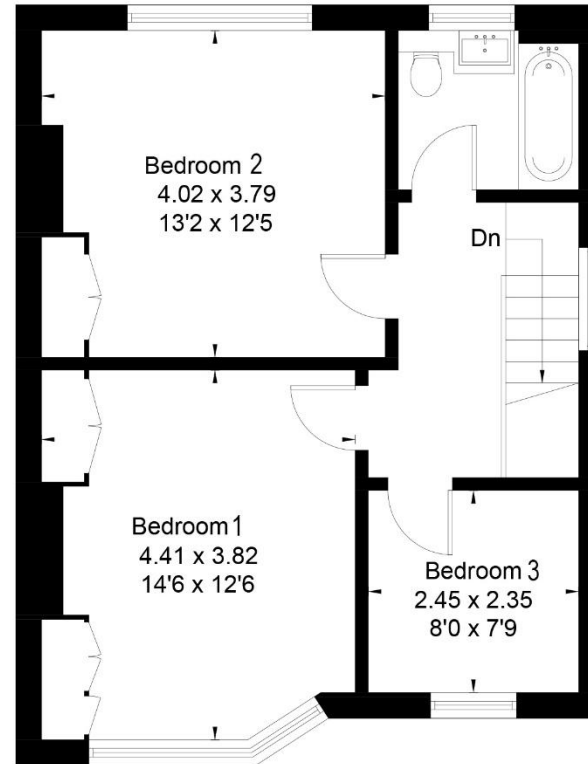
Approximate Floor Area = 106.3 sq m / 1144 sq ft

Storage Room = 11.8 sq m / 127 sq ft

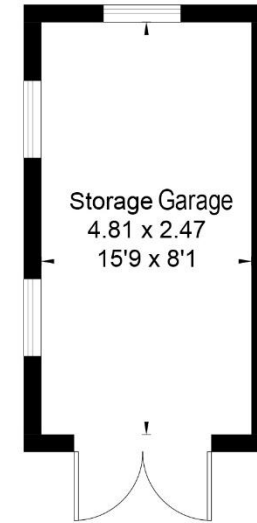
Total = 118.1 sq m / 1271 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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 #99762