



13 East Shrubbery, Redland  
Guide Price £1,350,000

RICHARD  
HARDING



# 13 East Shrubbery,

Redland, Bristol, BS6 6SX

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**A fabulous 5 bedroom Victorian semi-detached home situated on a well-regarded side road in Redland, further benefitting from front and rear gardens, a superb extended kitchen/dining/living space and the rare advantage of a double garage.**

## Key Features

- **Prime Redland location within just a short stroll of Whiteladies Road with its cafes, restaurants, weekly farmers' market and bus connections to central areas. The Downs and excellent schools are also within easy reach.**
- **Ground Floor:** practical entrance porch leads through to a central entrance hallway with generous understairs storage, bay fronted sitting room with double glazed sash windows, incredible extended 23ft x 21ft kitchen/dining/living space with doors leading directly onto the rear garden, with underfloor heating and adjoining utility room and ground floor cloakroom/wc.
- **First Floor:** central landing, 2 good sized double bedrooms and a generous family shower room/wc.
- **Second Floor:** landing, 3 further double bedrooms and a second family bathroom/wc.
- **Double glazed throughout (except top bathroom window).**
- **An attractive and well arranged family home in a central yet peaceful neighbourly location with outdoor space and a double garage.**





## **GROUND FLOOR**

**APPROACH:** via garden gate and pathway leading beside a pretty level lawned front garden, the pathway continues up the right hand side of the property to the main front door and porch entrance.

**ENTRANCE PORCH:** (7'10" x 3'8") (2.39m x 1.12m) a useful entrance added to the property in 2013, along with various other renovation works. This space has a tiled floor, coat hooks, a large Velux skylight window and a radiator. Original inner front door leading into:-

**ENTRANCE HALLWAY:** (15'0" x 6'5" inclusive of staircase) (4.57m x 1.96m) a welcoming central entrance hallway with high ceilings, ceiling coving, original staircase rising to first floor landing with generous understairs storage cupboards, low level meter cupboard, inset floor mat and a radiator. Doors off to sitting room and extended kitchen/dining room.

**SITTING ROOM:** (front) (17'5" x 17'1" max into chimney recess) (5.30m x 5.22m) high ceilings with original ceiling cornicing, picture rail, wide bay to front comprising double glazed sash windows. Attractive period style fireplace with inset tiles and tiled hearth, with built-in book casing and cabinets to chimney recesses. Radiator and central ceiling rose.

**KITCHEN/DINING ROOM:** (23'2" x 17'4" in kitchen area expanding to 21'8" in living/dining area) (7.06m x 5.28m/6.60m) a fabulous extended kitchen/dining/living space flooded with natural light by the four large Velux skylight windows and large timber framed doors with glazed panels beside, overlooking the rear garden. To the kitchen there is a modern fitted kitchen comprising base and eye level gloss cream handle-less units with woodblock effect worktop over and inset 1 ½ bowl sink with water softener and drainer unit. Integrated appliances include Bosch stainless steel ovens, an induction hob with extraction over, microwave and dishwasher. Overhanging breakfast bar provides seating and a wide wall opening connects to the living/dining space, with ample space for seating and dining furniture, with central double doors connecting through to the garden. This extended (2013) kitchen/dining space also enjoys underfloor heating. Door accessing:-

**UTILITY ROOM:** Velux window, plumbing and appliance space for washing machine and dryer. Door accessing:-

**CLOAKROOM/WC:** low level wc with concealed cistern, small wash basin with mosaic tiled splashback, skylight window. High level cupboard housing the Worcester gas central heating boiler.

## **FIRST FLOOR**

**LANDING:** a central landing with doors leading off to two good sized double bedrooms and the family shower room/wc. Staircase continues up to the second floor landing.

**BEDROOM 1:** (17'5" max into chimney recess x 17'1" max into bay x ) (5.30m x 5.22m) high ceilings with ceiling cornicing and central ceiling rose, picture rail, feature fireplace with white marble period surround, radiator, wide bay to front comprising double glazed sash windows. Built-in book casing and storage cupboards to chimney recesses.

**BEDROOM 2:** (rear) (12'4" x 12'0" max into chimney recess) (3.76m x 3.66m) a double bedroom with high ceilings, ceiling cornicing, period fireplace and a radiator. Double glazed sash windows to rear overlooking the rear garden.

**FAMILY SHOWER ROOM/WC:** (18'1" x 5'0" max) (5.51m x 1.52m) a large family shower room renovated in 2020 including a good sized shower enclosure with dual headed system fed shower and recessed alcove shelf, low level wc with concealed cistern, two floating wall mounted Laufen sinks with Grohe mixer taps over, tiled floor with underfloor heating, part tiled walls, extractor fan, inset spotlights and heated towel rail. Two double glazed sash windows to side.

## **SECOND FLOOR**

**LANDING:** a central landing with radiator and doors off to bedroom 3, bedroom 4, bedroom 5 and further family bathroom/wc.

**BEDROOM 3:** (front) (18'1" max into chimney recess x 14'2") (5.52m x 4.32m) a good sized double bedroom with ceiling coving, contemporary upright radiator, feature fireplace and two double glazed sash windows to front.

**BEDROOM 4:** (rear) (12'11" x 9'4") (3.93m x 2.85m) a double bedroom with pretty period fireplace, radiator and a double glazed sash window to rear.

**BEDROOM 5:** (12'10" x 8'4" max into chimney recess) (3.92m x 2.53m) a smaller double bedroom with a double glazed sash window to rear and a radiator.

**FAMILY BATHROOM/WC:** a useful second family bathroom with suite comprising panelled bath with mixer taps and shower attachment, low level wc with concealed cistern, wash hand basin set into a tiled counter, inset spotlights, extractor fan, tiled floor, part tiled walls and a sash style window to side.





## OUTSIDE

**FRONT GARDEN:** a pretty front garden mainly laid to lawn with hedgerow providing privacy, a green screen provides space for wheelie bin and a stone paved pathway leads up to the front door.

**REAR GARDEN:** (approx. 27ft x 24ft) (8.23m x 7.32m) a level rear garden mainly laid to artificial lawn with raised borders containing shrubs and bamboo, fenced boundaries. Half spiral staircase descending down to the access into the double garage.

**DOUBLE GARAGE:** (23'10" across x 21'10" max depth) (7.26m x 6.65m) the property has the rare advantage of a double garage with sliding timber framed doors with vehicular access from Elm Lane to the rear of the property. Pedestrian door for coming in with bicycle etc. The garage has power, light and water.

## 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 £7.17s.6d p.a. (not collected). 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	59 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.





# East Shrubbery, Redland, Bristol BS6 6SX

Approximate Gross Internal Area 197.20 sq m / 2122.60 sq ft

Garage Area 39.0 sq m / 419.50 sq ft

Total Area 236.20 sq m / 2542.10 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.