



12 Eastover Close, Westbury on Trym
Guide Price £825,000

RICHARD
HARDING



12 Eastover Close,

Westbury on Trym, Bristol, BS9 3JQ

RICHARD
HARDING

A substantial 3 bedroom semi-detached family home tucked away in a quiet cul-de-sac offering 2 generous reception rooms, a garage and garden room as well as ample off-street parking. This well-maintained property is complemented by a south-westerly facing rear garden providing exceptional outdoor space and far-reaching views. An impressive home combines tranquillity with the convenience of easy access to a wide range of local amenities.

Key Features

- Located on the edge of Westbury on Trym village yet within 500 metres of the shops, restaurants and amenities, also nearby Henbury Golf Club and fabulous walks through the Blaise Castle Estate. Also within walking distance of Westbury-on-Trym Academy.
- A stunning elevated garden terrace commanding exceptional views over the rear garden and across south-west Bristol, creating the perfect setting for outdoor relaxation and entertaining.
- The rear garden (which at its maximum extends to 118ft x 100ft) is a gardener's paradise with a wide assortment of mature shrubs, trees, winding pathways and vegetable garden.
- **Ground Floor:** entrance porch, reception hall, sitting room, dining room, kitchen, garden room, cloakroom.
- **First floor:** landing, 3 bedrooms, bathroom.
- **Outside:** driveway parking, integral garage, rear garden.
- Benefits from solar panels and built-in air-conditioning units in the principal bedroom, garden room, living room and dining room.





GROUND FLOOR

APPROACH: situated at the end of a cul-de-sac with driveway and parking immediately in front of the house giving access to the front entrance. Panelled wooden door to:-

ENTRANCE PORCH: tiled flooring and space for storage.

ENTRANCE HALLWAY: a spacious hallway with original flooring and wood panelling. Access to dining room, living room, kitchen, cloakroom/wc and stairs. Radiator and hive heating controls.

DINING ROOM: (14'1" x 12'4") (4.28m x 3.77m) bay fronted double glazed windows, original wooden flooring, built-in ac unit and radiator.

LIVING ROOM: (22'7" x 11'11") (6.88m x 3.63m) dual aspect with double glazed window to side elevation and double glazed sliding doors to rear elevation opening to garden terrace. Original flooring, two radiators, built-in ac unit and a Dunsley clean burn wood stove.

KITCHEN: (12'6" x 9'5") (3.81m x 2.88m) base and eye level units, 4 ring gas cooker with extractor fan above, eye level hide and slide electric oven, space above for microwave. Also, appliance space for washing machine and dishwasher. Worcester combi boiler, radiator, double glazed windows to rear elevation, laminate flooring.

INNER HALLWAY: doors giving access to garden room, storage cupboard, garage and the driveway and garden.

GARDEN ROOM: (12'1" x 10'5") (3.69m x 3.18m) triple glazed windows to rear elevation overlooking the garden, built-in ac unit and carpeted flooring.



FIRST FLOOR

LANDING: carpeted flooring, large double glazed window to side elevation. Access to loft. Doors accessing bedroom 1, bedroom 2, bedroom 3 and family bathroom/wc.

BEDROOM 1: (14'1" x 12'3") (4.28m x 3.74m) double glazed bay fronted windows to front elevation, wooden flooring, coving, built-in wardrobes, built-in ac unit and a radiator.

BEDROOM 2: (13'0" x 11'11") (3.97m x 3.63m) double glazed windows to rear elevation overlooking the garden and with far reaching views towards Failand. Wooden flooring, coving and a radiator.

BEDROOM 3: (12'6" x 9'7") (3.80m x 2.93m) double glazed windows to rear elevation overlooking the garden and with far reaching views towards Failand. Carpeted flooring, radiator and coving.

BATHROOM/WC: obscured glazed windows to front and side elevations providing a nice bright aspect. Separate enclosed shower cubicle, panelled bath with mixer tap and handheld shower attachment, wash hand basin with heated mirror above, low level wc, laminate style wooden flooring, partially tiled walls, eye level cabinet, radiator and a generously sized airing cupboard.

LOFT: dual aspect with windows to front and rear elevations, partially boarded with lighting.

OUTSIDE

GARAGE: (23'3" x 9'1") (7.08m x 2.76m) double glazed windows to rear elevation, base and eye level unit at the rear of the garage, electricity points.



REAR GARDEN: (approx. 118ft x 100ft) (35.97m x 30.48m) a truly exceptional and mature rear garden beautifully landscaped to provide an idyllic outdoor retreat, predominately laid to lawn with an array of established trees, shrubs and colourful planting. The garden offers an outstanding degree of privacy and peaceful setting. Winding pathways lead through the grounds to a productive vegetable garden with raised beds and enclosed growing areas, ideal for keen gardeners. This impressive outdoor space offers endless opportunities for entertaining, or simply relaxing in a tranquil nature filled environment. Also has access to a generous garden storage space underneath the house with lighting and power.

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: E

PLEASE NOTE:

1. **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.
2. **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>
3. The photographs may have been taken using a wide angle lens.
4. 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.

5. 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.
6. 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.
7. 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.
8. 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.
9. 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	76 C	79 C
55-68	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.



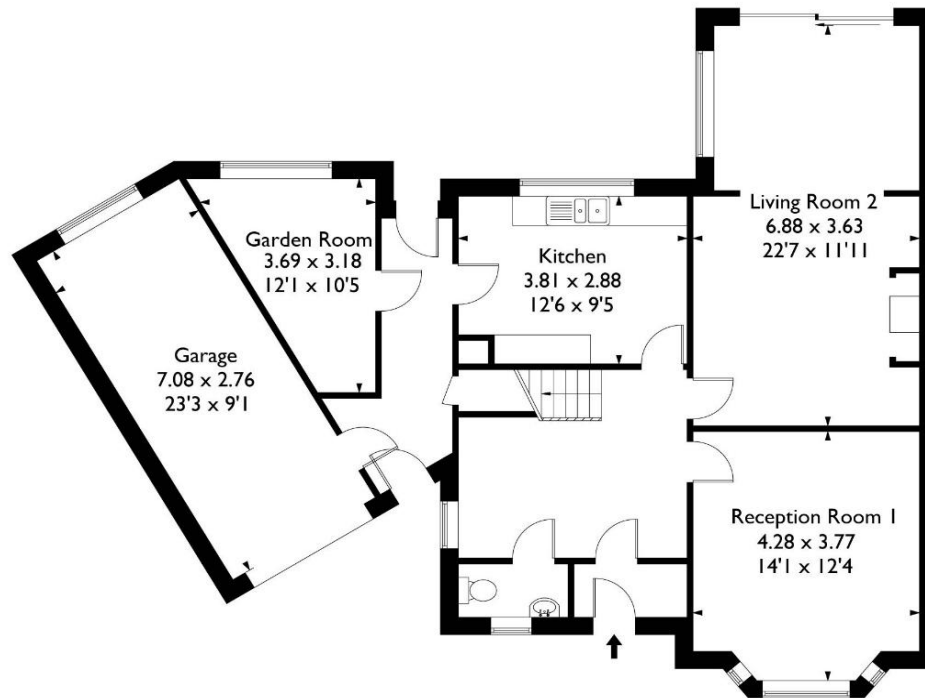
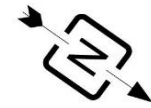


Eastover Close, Westbury on Trym, Bristol BS9 3JQ

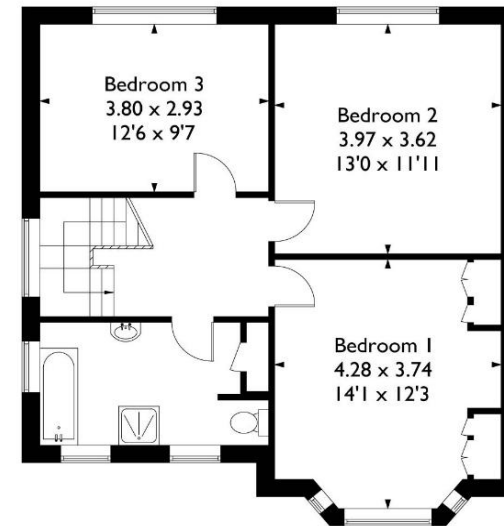
Approximate Gross Internal Area 138.86 sq m / 1495.08 sq ft

Garage Area 19.54 sq m / 210.32 sq ft

Total Area 158.4 sq / 1705.4 sq ft



Ground Floor



First Floor

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.