



7 Newcombe Drive, Stoke Bishop

Guide Price Range £600,000

RICHARD
HARDING

7 Newcombe Drive, Stoke Bishop, Bristol, BS9 1SR

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An appealing 3 bedroom 1930s semi-detached house with storage garage, off-street parking for four cars and a long south-westerly facing garden with outbuildings.

Key Features

- A substantial stone chipped driveway with parking for circa four cars in addition to a storage garage to side.
- Well located in a cul-de-sac with excellent links to Stoke Bishop and the Portway, allowing easy entry on to the M5 and a short distance from Sea Mills railway station.
- An attractive open plan high specification kitchen with an excellent connection to its garden.
- A fantastic 76ft long south-westerly facing rectangular garden with outbuildings.

GROUND FLOOR

APPROACH: over a stone chipped driveway up to:-

ENTRANCE VESTIBULE: covered porch with upvc double glazed doors and windows to side, tiled floor with further leaded glass obscured glazed upvc windows and internal door through to:-

ENTRANCE HALLWAY: generally rectangular shaped hallway with turning staircase rising to first floor with half landing and borrowed light from above. Wood flooring, radiator, coat hanging space, understairs storage cupboard, wall mounted heating controls, picture rail and door to:-

SITTING ROOM: (13'10" x 13'10") (4.21m x 4.21m) angled bay to front elevation with upvc double glazed windows overlooking driveway, picture rail, working cast iron fireplace with stone surround and hearth with shelving built into alcoves either side of the chimney breast, wood flooring continues from the hallway, and radiator.

KITCHEN: (22'5" x 14'5") (6.83m x 4.38m) large open plan style kitchen almost spanning the width of the house with upvc double glazed windows and patio doors opening on to rear garden into bay with further window to side. Recently installed *Wren* kitchen comprising of stainless steel 1^{1/3} sink with *Quooker* instant hot water tap with black granite worksurfaces with integrated drainer, splashback tiling above worksurfaces with under counter soft closing cupboards and drawers with motion sensor cabinet lighting. Integrated appliances in this area include a full-sized *Neff* dishwasher with matching double electric oven and there is space to side for an American style fridge/freezer. A kitchen peninsular with matching worksurfaces and units sits separate from the sink area with integrated 5 ring *Neff* gas hob, with breakfast bar on both sides with further splashback tiling, space for wall hung television and cupboards, work surfaces are both sides of the peninsular. *Ideal logic+* combi boiler, radiator, tiled flooring throughout with underfloor heating and LED downlights.

UTILITY ROOM: (6'2" x 5'5") (1.87m x 1.65m) utility room to the side of kitchen also provides upvc obscured double glazed door to side elevation with skylight above. Fully tiled walls, tiled floor and space for approximately 2 kitchen appliances below and over a work surface area to side. Door from this room leads to:-

CLOAKROOM: obscured upvc double glazed window to rear elevation overlooking the garden, fully tiled walls and floor, close coupled wc, radiator, hand basin, mixer tap and cupboard below.

FIRST FLOOR

LANDING: a short rectangular landing, attractive rounded arched decorative stained glassed obscured double glazed window to side elevation, picture rail, small loft hatch and four doors leading from the landing.

BEDROOM 1: (14'3" x 12'5") (4.33m x 3.78m) bay to front elevation with upvc double glazed windows with leaded glass over, picture rail, radiator, built in wardrobes both sides of disused chimney breast.

BEDROOM 2: (12'3" x 11'11") (3.74m x 3.63m) upvc double glazed window to rear elevation with views over garden with radiator on opposing wall. Picture rail and built in wardrobes along one entire wall with mirror.

BEDROOM 3: (8'6" x 8'4") (2.60m x 2.54m) dual aspect room with angled bay window to front elevation with leaded upvc double glazed windows with deep sill, port leaded glass window to side elevation and a radiator.





BATHROOM/WC: dual aspect room with obscure upvc double glazed windows to side and rear elevations, double ended bath with mixer tap, close coupled wc, hand basin with mixer tap, cabinets below. Walk-in shower cubicle with alcoves for toiletries, glass side screen, rainhead shower with further shower hose attachment. Vertical column radiator, fully tiled walls and floor, LED downlighting.

OUTSIDE

GARDEN STUDIO: wood effect double glazed windows and doors on three elevations, predominately looking to side elevation. A spacious rectangular garden studio accessed from the garden with wooden flooring throughout, air conditioning system, LED downlighting. Currently arranged as a dining area and lounge.

GYM: covered gym/shed with double glazed window to side elevation overlooking garden with wooden clad walls, power and lighting, currently used as a gym with open doorway to the garden.

GARAGE/WORKSHOP: (14'0" x 9'2") (4.27m x 2.80m) a storage garage only with wooden boarding covering the front door with concrete hardstanding and further rear pedestrian door exiting close to the utility room onto the rear garden.

REAR GARDEN: (approx. 76ft x 37ft) (approx. 23m x 11m) a large south westerly facing rectangular rear garden with decking immediately abutting the property which extends to a predominantly lawned garden with bedding to the right, further decking to the rear corner with a shed to the rear, a further shed to side and outbuildings on the eastern boundary and an outside water supply.

PARKING: stone chipped driveway with parking to front for approximately four cars.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

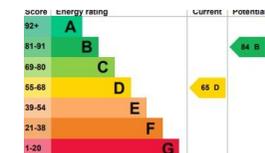
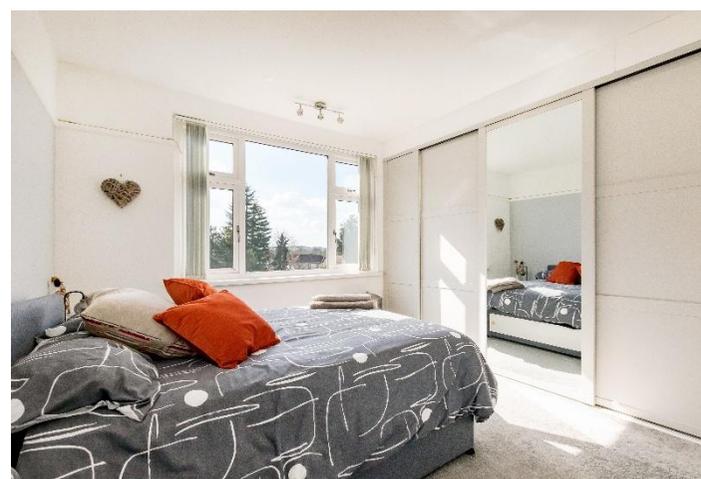
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is good leasehold for the remainder of a 999-year lease from 24 June 1933. This information should be checked with your legal adviser.

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

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.



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

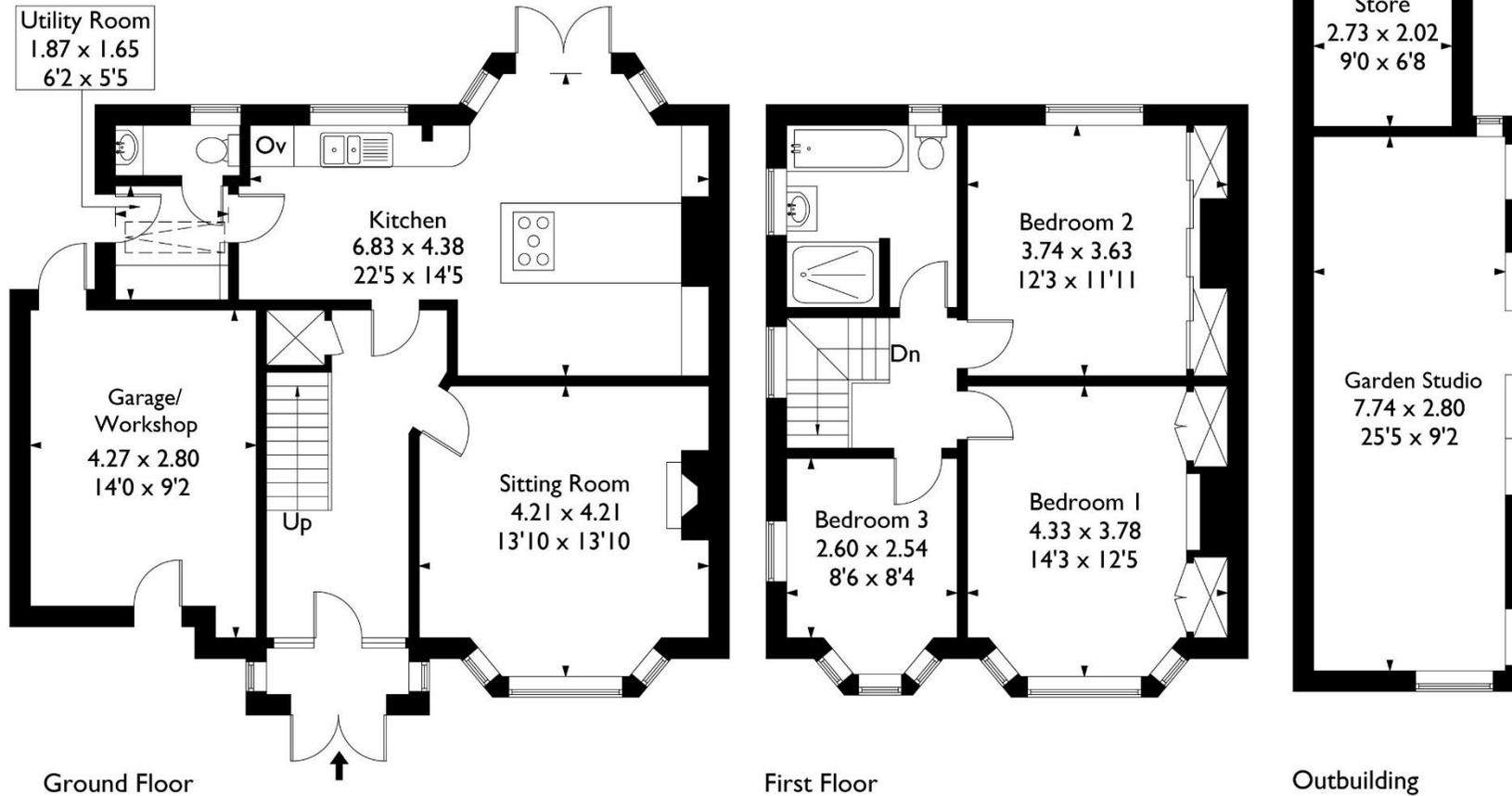


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Approximate Gross Internal Area = 123.54 sq m / 1329.77 sq ft

Outbuilding Area = 27.49 sq m / 295.89 sq ft

Total Area = 151.03 sq m / 1625.66 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.