



Cote Lea Park, Westbury on Trym, Bristol BS9
£595,000

End-of-three with scope to extend | Freehold



There's a lot going for this family house! It's situated in a cul-de-sac which is very quiet yet within a reasonably short walk of Westbury on Trym primary school. It has three bedrooms and two receptions, plus an extended kitchen, and there would appear to be scope for further enlargement as the gardens stretch to three sides; it may even have potential to convert the loft). The house has been well cared-for, with double glazing throughout and fairly new gas central heating.

Council Tax Band: Band D (£2460.32 per annum 2023/24)

Tenure: Freehold

GROUND FLOOR:

Entrance Hall

w: 14' 9" x l: 5' 11" (w: 4.5m x l: 1.8m)

Timber front door with spyhole; double-glazed window to side; staircase rising to first floor over built-in storage cupboard; picture rail; radiator cabinet.

Lounge

w: 13' 3" x l: 12' 8" (w: 4.04m x l: 3.86m)

Double-glazed bay window to front; tiled fireplace and hearth with fitted gas fire; picture rail; TV pt; radiator; sliding glazed doors into...

Dining Room

w: 12' 8" x l: 11' 3" (w: 3.86m x l: 3.43m)

Double-glazed half-bay window to rear; picture rail; double radiator (plus non-functioning electric night storage heater).

Kitchen

w: 13' 2" x l: 7' 3" (w: 4.01m x l: 2.21m)

Double-glazed windows to side and rear; half double-glazed door to side; range of fitted base and wall units, in oak finish, with grey rolled-edge stone-effect worktops and tiled splashbacks; inset single-bowl single-drainer stainless steel sink with mixer tap; built-in 4-ring gas hob with fitted hood; built-in Hygena electric double oven; plumbing and space for washing machine and slimline dishwasher; vent for tumble dryer; understairs recess with space for fridge/freezer and double-glazed window to side; double radiator.

FIRST FLOOR:

Landing

Double-glazed window to side; loft hatch.

Bedroom One

w: 13' 1" x l: 10' 10" (w: 3.99m x l: 3.3m)

Double-glazed bay window to front; picture rail; radiator (plus non-functioning electric night storage heater).

Bedroom Two

w: 12' 5" x l: 11' 5" (w: 3.78m x l: 3.48m)

Double-glazed window to rear; picture rail; double radiator.

Bedroom Three

w: 8' x l: 7' 9" (w: 2.44m x l: 2.36m)

Double-glazed window to front; picture rail; wall-mounted Vaillant gas-fired combi boiler and programmer; radiator.

Shower Room

w: 7' 4" x l: 5' 6" (w: 2.24m x l: 1.68m)

Frosted double-glazed window to rear; white suite of w.c., pedestal wash basin and cubicle with Mira Shower; tiled walls; towel rail radiator.

EXTERNAL:

Front/Side Garden

Wide frontage offers what would appear to be space (subject to obtaining all appropriate consents and permissions first) to provide off-street parking and/or to extend the house; currently laid mainly to lawn with shrubs and flowers; low wall to front with metal railing and matching gate; path to front door; gate to side (shared driveway).

Rear Garden

A triangular garden, bounded by high fencing, which is partly lawned, part patio and has a fishpond.

LOCATION:

A quiet cul-de-sac, with a choice of footpaths nearby that run down to Westbury Village where there is an array of shops, cafes, pubs and other amenities, including a primary school which achieved a

good rating after its latest Ofsted inspection.

GENERAL:

Tenure

Freehold.

Council Tax Band

Band D (£2460.32 per annum 2023/24).

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Please note that no services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies him/herself as to their operating efficiency before proceeding with a purchase. Please also note that photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

INTERESTED?

If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

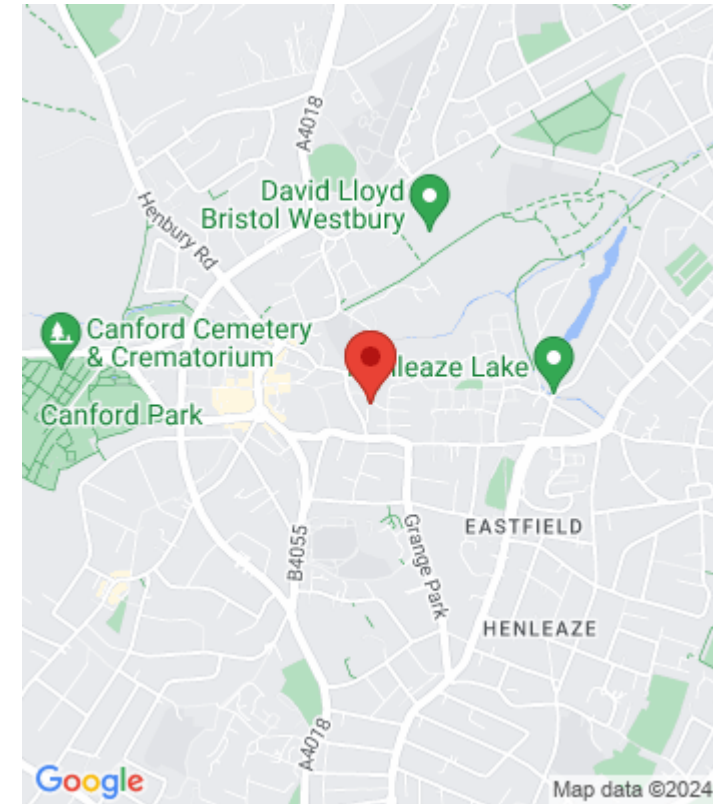


1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.7 sq.m.) approx.

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Made with Metroplex 6/2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.