



**Bathurst Parade, Bristol**  
**£850,000**

Family house with harbourside views | Freehold

It is quite incredible how a family house that is so centrally placed (and I mean that: it is just a 14 minute walk from Bristol Hippodrome) can feel so quiet! Overlooking the pedestrianised Merchants Quay, and Bathurst Basin with its interesting array of small and not-so-small boats, the house is probably most often approached from the rear, via a path from its en-bloc double garage. A three-storey town house which is more-or-less end-terraced (there is a room adjoining the first floor only on one side), the property offers spacious accommodation which is currently rented out on a sharing basis (but which is offered with no onward chain). On the ground floor is a large dining room (currently being used as the shared living room) and a roomy fitted kitchen, plus a utility room and cloakroom. It's on the middle floor that you'll find a full-width lounge that boasts a large full-height bay window overlooking the water (although currently it's being used as a bedroom), plus a double bedroom and en-suite shower room. The top floor has three more double bedrooms and a bathroom. To the rear is a walled garden that attracts the late day sunshine. What more can I say? This is a cracking house in a fantastically convenient location!

Council Tax Band: Band G (£4100.53 per annum 2024/25)  
Tenure: Freehold

**GROUND FLOOR:**

**Dining Room**

w: 19' x l: 10' 9" (w: 5.79m x l: 3.28m)  
Full width room with 2 double-glazed windows to front, and central front door with double-glazed arched pane over; built-in storage cupboard; parquet flooring; coving; radiator; serving hatch into Kitchen; steps up to door into...

**Inner Hallway**

Half double-glazed door to rear; staircase with timber banisters rising to first floor.

**Kitchen**

w: 9' x l: 12' 1" (w: 2.74m x l: 3.68m)  
Double-glazed window to rear; extensive range of fitted base and wall units, in grey, with matching worktops and tiled splashbacks; inset single-bowl single-drainer stainless steel sink with mixer tap; built-in electric double oven; built-in 4-ring gas hob; plumbing for dishwasher.

**Utility Room**

w: 5' 10" x l: 6' 5" (w: 1.78m x l: 1.96m)  
Double-glazed window to rear; grey base unit with matching worktop and tiled splashback; inset single-bowl single-drainer stainless steel sink with mixer tap; plumbing for washing machine; space for fridge/freezer; Vaillant gas-fired combi boiler; radiator,

**Cloakroom**

White w.c. and wash basin; shelf.

**FIRST FLOOR:**

**Landing**

Staircase and timber banisters rising to second floor; radiator.

**Lounge**

w: 19' x l: 13' (w: 5.79m x l: 3.96m)  
Lovely full-height square-bay double-glazed windows to front, with open views over Bathurst Basin; additional double-glazed window to front; full-height painted brick fireplace and surround, plus tiled hearth and open flue; double radiator.

**Bedroom One**

w: 11' 2" x l: 12' (w: 3.4m x l: 3.66m)  
Double-glazed window to rear; built-in double wardrobe with louvre doors; double radiator; door into...

**En Suite**

w: 7' 5" x l: 5' 8" (w: 2.26m x l: 1.73m)  
Frosted double-glazed window to rear; white suite of w.c., wash basin and walk-in shower cubicle with glazed screen; tiled splashbacks; towel rail radiator.

**SECOND FLOOR:**

**Landing**

Smoke detector.

**Bedroom Two**



w: 9' 1" x l: 12' 1" (w: 2.77m x l: 3.68m)  
Double-glazed window to rear; radiator.

**Bedroom Three**

w: 8' 9" x l: 9' 8" (w: 2.67m x l: 2.95m)  
Double-glazed widnow to front with open view over Bathurst Basin; radiator.

**Bedroom Four**

w: 9' 1" x l: 10' 11" (w: 2.77m x l: 3.33m)  
Double-glazed window to front, with open views; loft hatch; radiator.

**Bathroom**

w: 9' 8" x l: 6' 7" (w: 2.95m x l: 2.01m)  
Frosted double-glazed window to rear; white suite of panelled shower bath with glazed screen and Triton T80, wash basin and w.c.; tiled splashbacks; built-in linen cupboard; towel rail radiator.

**EXTERNAL:**

**Front Garden**

Very small front garden with metal gate.

**Rear Garden**

Walled garden, partly paved and partly laid to slate chippings, with raised flower beds; outside light; gate to rear.

**Double Garage**

En-bloc, a short distance away; twin up-and-over doors.

**LOCATION:**

Brilliantly central, just a quarter of an hour's walk from the City Centre, yet remarkably quiet, this is a fantastic situation for anyone who works in the city. Set on Spike Island, Merchants Landing also offers a communal garden for the use of residents.

**GENERAL:**

**Tenure**

Freehold.

**Service Charge**

We believe there is a service charge payable towards the upkeep of the communal areas of the development, the level of which we are currently investigating.

**Council Tax Band**

Band G (4100.53 per annum 2024/25).

**IMPORTANT:**

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. 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 themselves as to their operating efficiency before proceeding with a purchase. 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.

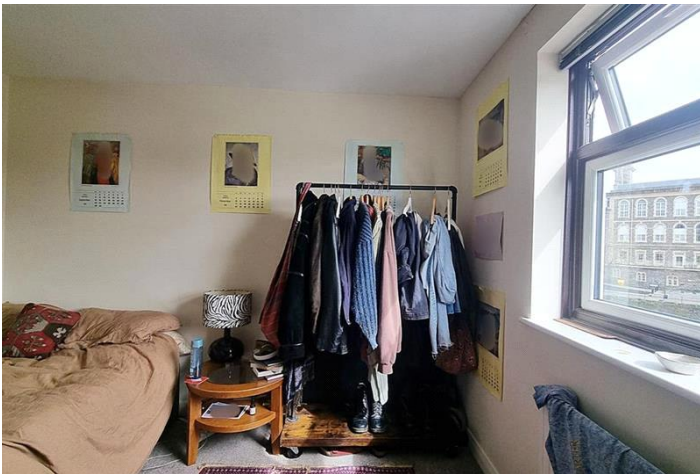
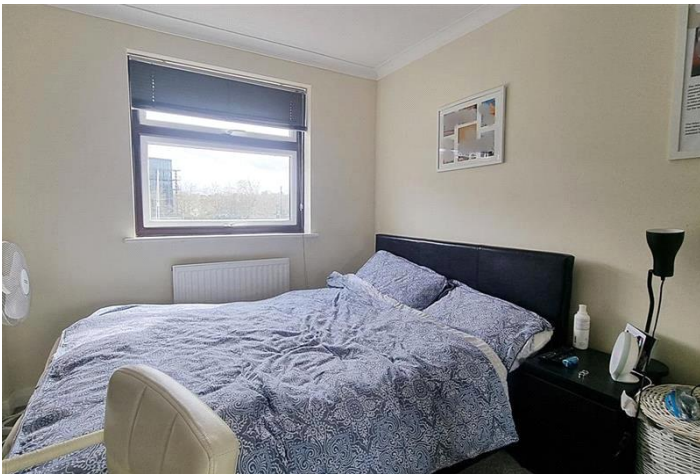
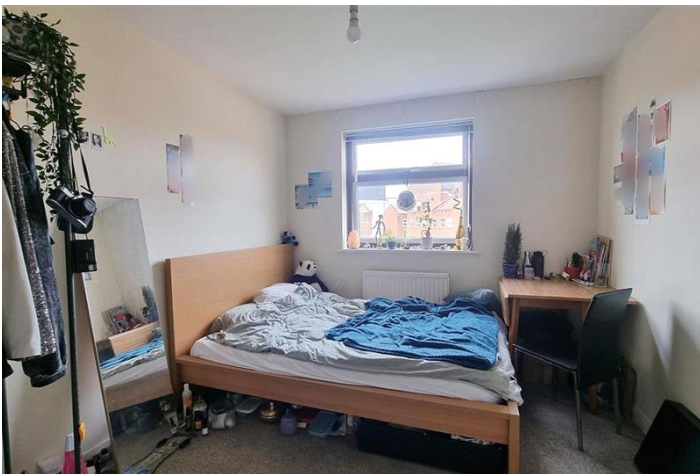
**INTERESTED?**

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/fitings 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.



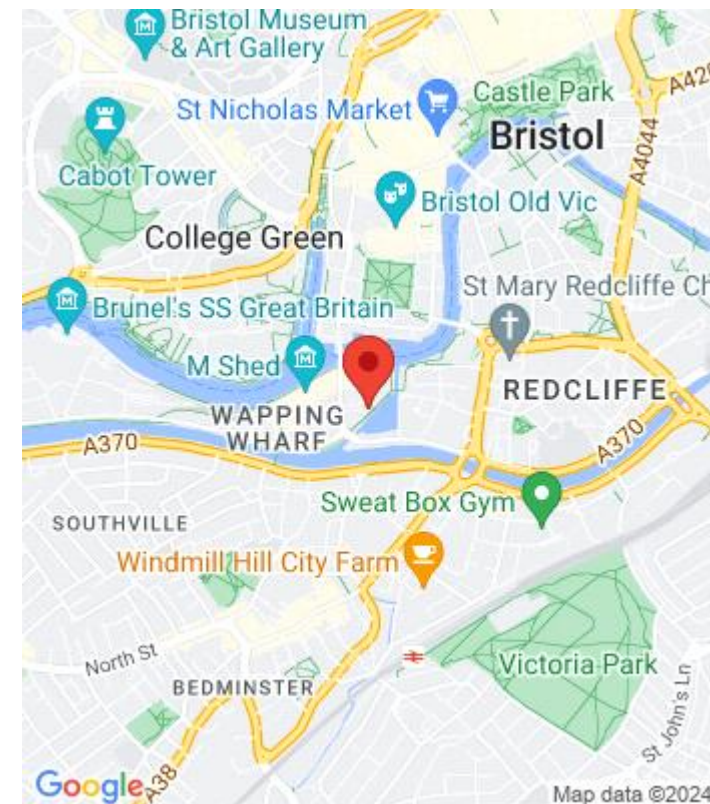








**TOTAL FLOOR AREA - 1322 sq ft. (122.8 sq m.) approx.**  
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Made with Metroplan 6/2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.