



Falcondale Road, Westbury on Trym, Bristol BS9
OIRO £550,000

Spacious semi in need of updating | Freehold



In need of updating, and therefore with potential to add your own taste, as well as value, this is a three-bedroom semi of spacious proportions. It occupies a position that is quite close to the shops, amenities and primary school in Westbury Village, and features a rear garden that is more than 125ft long. The lounge and dining room have been "knocked through" to create a large space and the kitchen is also of a good size. The house also has a big detached garage at the end of a side driveway (which is narrow in places), plus a very large greenhouse.

Council Tax Band: Band D (£2460.32 per annum 2024/25)

Tenure: Freehold

GROUND FLOOR:

Entrance Hall

w: 5' 10" x l: 14' 11" (w: 1.78m x l: 4.55m)

Coloured-glass double-glazed front door; frosted double-glazed window to side; staircase and metal banisters rising to first floor, over built-in storage cupboard; picture rail; recessed shelf; smoke detector; radiator.

Cloakroom

Frosted double-glazed window to side; white w.c. and matching cabinet with countersunk wash basin and mixer tap; tiled walls; coat hooks.

Lounge/Diner

w: 13' 11" x l: 26' 7" (w: 4.24m x l: 8.1m)

Rounded bay double-glazed window to front; double-glazed patio doors into Conservatory at rear; stone fireplace, surround and hearth, with fitted coal-effect gas fire (untested); coving; double and single radiators.

Conservatory

w: 12' x l: 6' 6" (w: 3.66m x l: 1.98m)

Double-glazed door and windows to rear; thermoplastic roof.

Kitchen

w: 7' 10" x l: 15' 4" (w: 2.39m x l: 4.67m)

Double-glazed window to side; double-glazed door to rear; range of fitted base and wall units, in beige with steel trim, including pull-out larders, carousel, and brown textured worktops; inset single-bowl double-drainer stainless steel sink with mixer tap; built-in 4-ring electric hob, hotplate and integrated hood; built-in Philips electric double oven; plumbing for washing machine and dishwasher; space for fridge/freezer; suspended ceiling; Vaillant gas-fired combi boiler (installed October 22).

FIRST FLOOR:

Half Landing

Frosted double-glazed window to side.

Landing

Metal balustrade; hatch and pull-down ladder up to loft; built-in linen cupboard with slatted shelving.

Bedroom One

w: 11' 6" x l: 14' 9" (w: 3.51m x l: 4.5m)

Rounded-bay double-glazed window to front; picture rail; radiator.

Bedroom Two

w: 12' x l: 12' (w: 3.66m x l: 3.66m)

Double-glazed window to rear, with pleasantly open aspect; picture rail; fitted wall units; phone pt; radiator.

Bedroom Three

w: 8' 5" x l: 8' 7" (w: 2.57m x l: 2.62m)

Double-glazed corner window to front; picture rail; recessed shelf; phone pt; radiator.

Shower Room

w: 7' 9" x l: 5' 10" (w: 2.36m x l: 1.78m)

Frosted double-glazed windows to side and rear; glazed cubicle with Grohe shower and recessed shelf; w.c. in classic harvest gold colour, and matching countersunk wash basin in white cabinet; tiled walls; suspended ceiling; mirrored wall cabinet with light above; double radiator.

EXTERNAL:

Front Garden

Mainly lawn with flower borders, shrubs and small trees; low walled surround with fencing to one side; metal gates onto paviour drive-in which continues to side of house, leading to...

Garage

w: 10' 1" x l: 23' 5" (w: 3.07m x l: 7.14m)

Detached to the rear of the house; concrete construction under corrugated roof; up-and-over door; door to side; windows to side and rear; light and power.

Rear Garden

w: 28' x l: 127' (w: 8.53m x l: 38.71m)

Paved patio, with flower borders, fishpond and waterfall feature; paved path to long lawn, with flower borders, shrubs and trees; path continues past very large greenhouse, then around central apple tree, past another lawn and large flower bed, through an arbour with full-width trellis fencing, to a final section of lawn, gravel area and circular paved patio; garden is fenced to both sides, and walled to rear; trees include a flowering cherry, acers, variegated holly and silver birch.

LOCATION:

Set within a six-minute walk of centre of Westbury Village, with its array of shops and cafes, as well as being within a good spot for schools. Various bus routes run to Central Bristol and out towards the Mall at Cribbs Causeway, meaning access into or out of the city is very convenient.

GENERAL:**Tenure**

Freehold.

Council Tax Band

Band D (£2460.32 per annum 2024/25).

IMPORTANT:

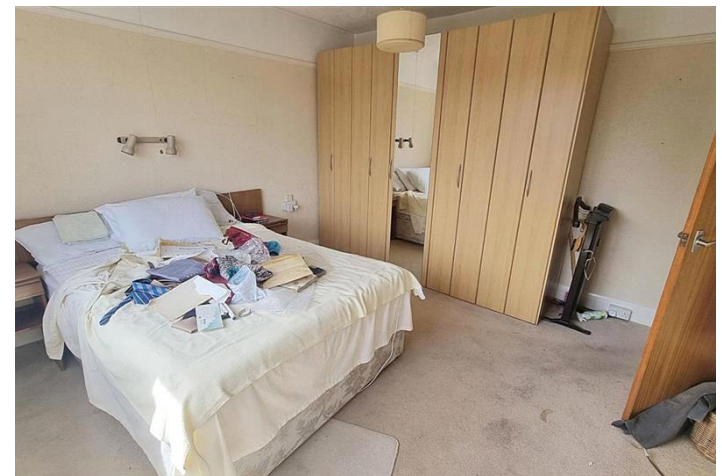
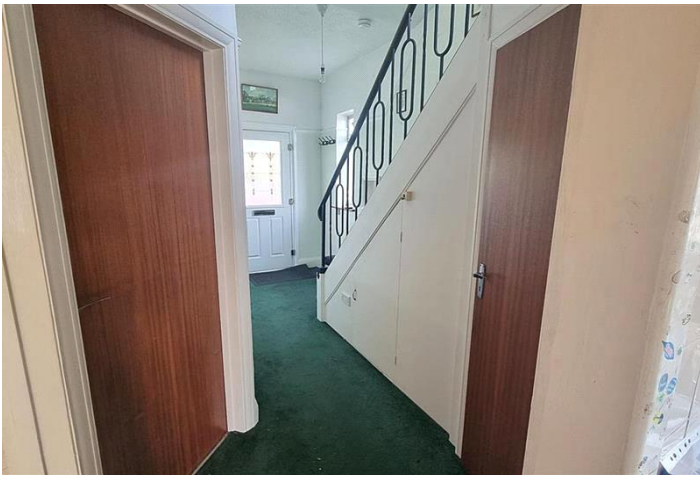
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GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 sq.m.) approx.

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