



**The Little House, The Ridgeway, Westbury-on-Trym, Bristol
Offers Over £650,000**

Detached house in need of updating | Freehold



Set in an exclusive cul-de-sac which offers easy access to the motorway at Cribbs Causeway, or into the centre of the City by car or bus, this "Little House" does not really live up to its name! It has three large bedrooms, plus a study and spacious bathroom on the first floor, four reception rooms, a big kitchen, a cloakroom and a utility room downstairs. What's more, there is an attached double garage which makes us wonder if there might be scope to adapt or extend. The house does need some updating, admittedly, and the garden has turned into a bit of a jungle, but your effort in tidying it all up will be well rewarded, we're sure!

Council Tax Band: Band F (£3553.80 per annum 2024/25)

Tenure: Freehold

GROUND FLOOR:

Reception Hall

w: 21' 1" x l: 14' 4" (w: 6.43m x l: 4.37m)

Solid wood front door; staircase and timber banisters rising to first floor, over built-in storage cupboard with cabinet containing electricity meter; leaded double-glazed windows to front and rear; attractive period-style fireplace in marble, with granite hearth and large coal-effect gas fire; double radiator; glazed door into...

Lounge

w: 12' x l: 14' (w: 3.66m x l: 4.27m)

Leaded double-glazed french doors and window to rear; leaded double-glazed window to front; decorative brick fireplace, surround and hearth, with fitted coal-effect gas fire; radiator; glazed door into...

Dining Room

w: 8' x l: 13' 10" (w: 2.44m x l: 4.22m)

Leaded double-glazed french doors to rear; leaded double-glazed window to front; radiator; glazed door into...

Breakfast Room

w: 12' 6" x l: 15' 10" (w: 3.81m x l: 4.83m)

Leaded double-glazed window to front; steps up to half double-glazed leaded door to side; tiled floor; built-in cupboard with shelves and tiled floor; built-in cupboard housing Ideal Mexico gas-fired boiler; door into Kitchen; door into...

Cloakroom

w: 3' 3" x l: 5' 7" (w: 0.99m x l: 1.7m)

Pale champagne coloured w.c. and wash basin; tiled floor; Vent Axia extractor fan.

Kitchen

w: 11' 5" x l: 15' 9" (w: 3.48m x l: 4.8m)

Leaded double-glazed french doors to side (onto Rear Garden); leaded double-glazed windows to side and rear; range of fitted base units, in dark oak, with rolled-edge marble-effect beige worktops and painted wood upstands; inset single-bowl single-drainer brown sink with brass mixer tap; space for range cooker, with gas and electric pts; Xpelair extractor fan; double radiator; 2 steps up to door into...

Utility Room

w: 5' 5" x l: 17' 9" (w: 1.65m x l: 5.41m)

Half double-glazed door to rear; fitted single-bowl single-drainer stainless steel sink unit, with tiled splashback and cabinet under; rolled-edge marble-effect worktops; tall dark oak storage unit with shelves; plumbing for washing machine and space for tumble dryer; electric radiator; door into Double Garage.

FIRST FLOOR:

Landing

Timber balustrade; large leaded double-glazed window to side over stairs; 2 leaded double-glazed windows to front; linen cupboard with shelves; double and single radiators.

Bedroom One

w: 12' 6" x l: 15' 3" (w: 3.81m x l: 4.65m)

Leaded double-glazed windows to front, side and rear; partly angled ceiling with beams; double radiator.

Bedroom Two

w: 11' 6" x l: 11' (w: 3.51m x l: 3.35m)

Leaded double-glazed window to rear; fitted double wardrobe with sliding doors; partly angled ceiling with beam; radiator.

Bedroom Three

w: 11' 2" x l: 10' 9" (w: 3.4m x l: 3.28m)

Leaded double-glazed window to rear; fitted airing cupboard with insulated tank; partly angled ceiling with beam; double radiator.

Study

w: 9' 1" x l: 4' 3" (w: 2.77m x l: 1.3m)

Leaded double-glazed window to rear; partly angled ceiling with beam; radiator.

Bathroom

w: 10' 3" x l: 10' 7" (w: 3.12m x l: 3.23m)

Leaded double-glazed window to rear; ivory coloured suite with gold colour fittings, comprising w.c., pedestal wash basin with tiled splashback and panelled bath with tiled surround; small built-in cabinet; partly angled ceiling with beam; loft hatch; radiator.

EXTERNAL:

Gardens

Once beautiful gardens extend to the front and rear of this house, but are now very overgrown; the rear garden includes a pergola, an arbour with seat, flowers, trees, shrubs, and a tiled canopy over one of the back doors; two additional pieces of land - one small triangular section in the far corner of the rear garden, and another more sizeable piece which runs beyond the frontage of the house to the left (as you look at the house from the road) - are held on a separate title; we assume these will be included in the sale, but we are awaiting confirmation.

Parking

A tarmac drive-in affords parking for 3 or 4 cars, and leads to...

Double Garage

w: 17' 7" x l: 18' 3" (w: 5.36m x l: 5.56m)

Attached to the side of the house and seemingly offering the potential of extension or conversion (granny flat, anyone?); electric remote-controlled roll-up door; light and power.

GENERAL:

LOCATION:

An exclusive cul-de-sac (you might hear the term "Millionaire's Row") situated off Passage Road on the northern edge of Westbury on Trym, well placed for access to the motorway and shopping complex at Cribbs Causeway, and for bus routes or car journeys into Bristol.

Tenure

Freehold.

Council Tax Band

Band F (£3553.80 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.



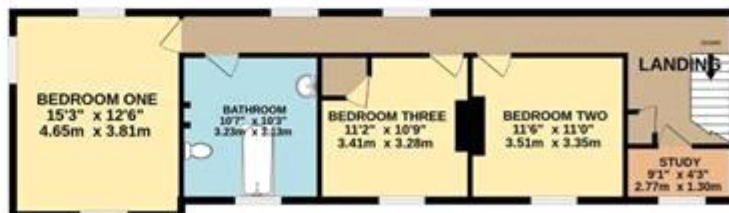
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.



GROUND FLOOR
1317 sq.ft. (122.4 sq.m.) approx.

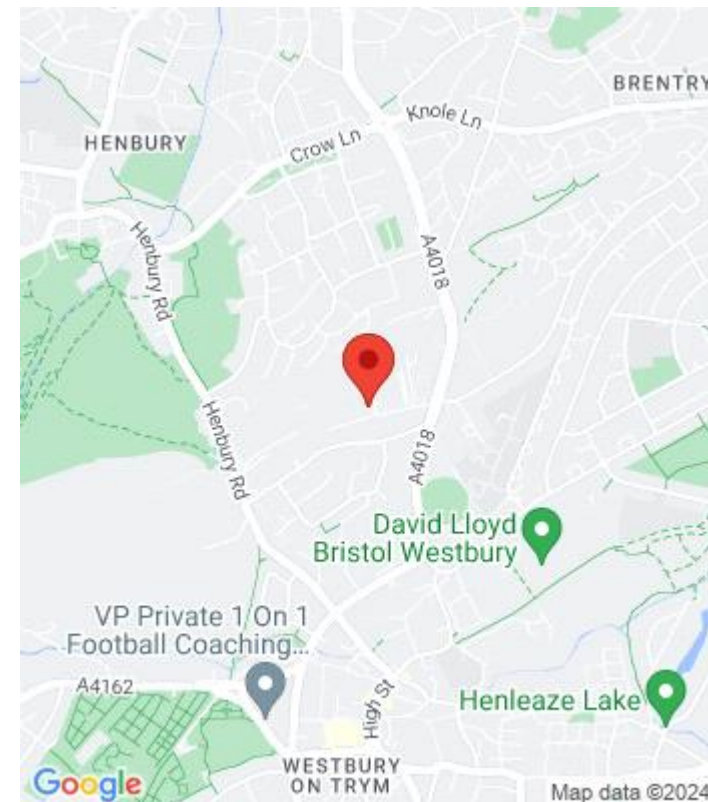


1ST FLOOR
754 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA: 2071 sq.ft. (192.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 1/2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(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.