



Garden Flat, 13a Devonshire Road, Westbury Park, Bristol, BS6 7NG

GUIDE PRICE £399,950



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PROPERTY OVERVIEW

A beautifully presented two bedroom hall floor garden flat positioned along one of Westbury Park's most desirable tree lined roads, benefiting from a private rear garden, garage and an excellent balance of character and practicality.

This charming flat offers spacious accommodation extending to approximately 692 sq ft and retains a number of attractive original features including picture rails, coving and a feature fireplace, blended with modern improvements throughout.

The property is entered via a communal entrance hall leading into an impressive bay fronted sitting room, creating a bright and welcoming principal reception space. Positioned to the rear is a generous kitchen/breakfast room fitted with a range of modern wall and base units with ample worktop space and room for dining.

An inner hallway provides access to two bedrooms and a stylish contemporary bathroom fitted with a modern suite and shower over bath.

Externally, the property enjoys a private rear garden with decked seating area and raised borders, creating an ideal outdoor entertaining space. To the rear, there is also the significant benefit of a private garage accessed via the rear lane or via the side of the garden.

Further benefits include gas central heating and a long lease with share of freehold.

Location

Devonshire Road is widely regarded as one of Westbury Park's most attractive residential roads, ideally positioned for access to both North View and Coldharbour Road with their excellent range of independent cafes, restaurants, bars and shops. Nearby amenities include Little French, Lavender Coffee Shop and a variety of popular local businesses.

The area is exceptionally well placed for access to Redland Green, Durdham Downs, Whiteladies Road and Bristol City Centre, whilst also being highly regarded for local schooling including Westbury Park School and Redland Green School.

Tenure - We understand the property has a 999 Year Lease from 1st January 1991, with a 50% share of freehold.

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KEY DETAILS

- Hall Floor Garden Flat In The Heart Of Westbury Park
- Approx. 692 sq ft / 64.4 sq m
- 2 Bedrooms
- Private Rear Garden With Decking
- Private Garage Accessed From Rear Lane/Side Of Garden
- Attractive Period Features

Guide Price: £399,950

Tenure: Leasehold - Share of Freehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: D

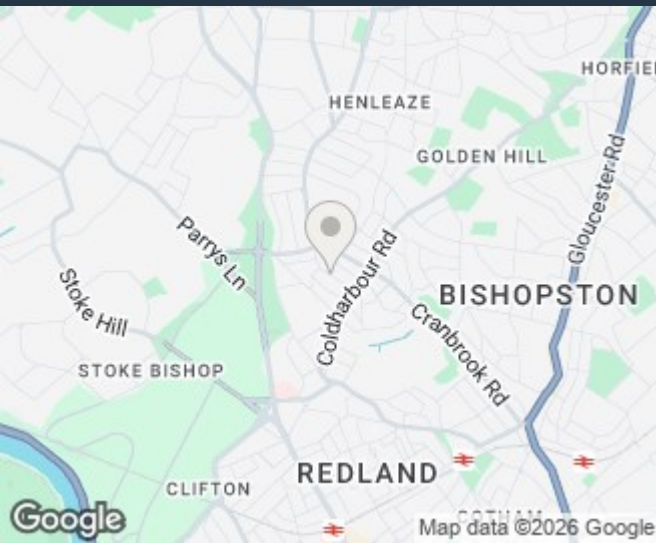
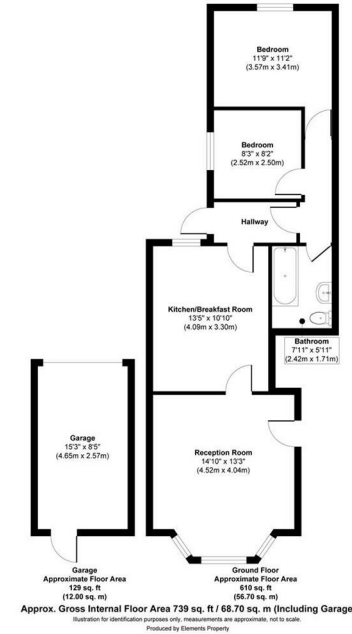
Viewing: By appointment only



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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