HUNTERS®
HERE TO GET *you* THERE

Garden Flat, 'Rudgeway Terrace', Eastville, BS5 6RQ

'Rudgeway Terrace',
Eastville,
BS5 6RQ

£235,000

1 1 1 D

Hunters Estate Agents are pleased to present this exceptional one-bedroom garden flat located on Fishponds Road in Eastville, Bristol. This charming property is part of a distinguished period conversion, making it a unique find for professionals, first-time buyers, or anyone who cherishes outdoor space.

Upon entering, you will appreciate the private entrance that leads you into a beautifully refurbished home, blending period features with modern comforts. The generous living room boasts a delightful feature fireplace, creating a warm and inviting atmosphere. The modern kitchen is equipped with built-in appliances, making it both functional and stylish. The luxurious white bathroom adds a touch of elegance, while the good-sized bedroom offers direct access to the enchanting rear garden.

One of the standout features of this property is the enclosed rear garden, which is a true oasis. It begins with a lovely timber decked area, perfect for al fresco dining or relaxing in the sun, and extends to a level lawn bordered by vibrant plants, providing a serene escape from the hustle and bustle of daily life.

The flat is ideally situated for those who enjoy outdoor activities, with Eastville Park just a stone's throw away. The park offers scenic walks along the River Frome and hosts popular events such as ParkRun, making it a vibrant community hub.

This property represents a fantastic opportunity to own a stylish home with a stunning garden in a desirable location. We highly recommend viewing this exclusive listing to fully appreciate all it has to offer.

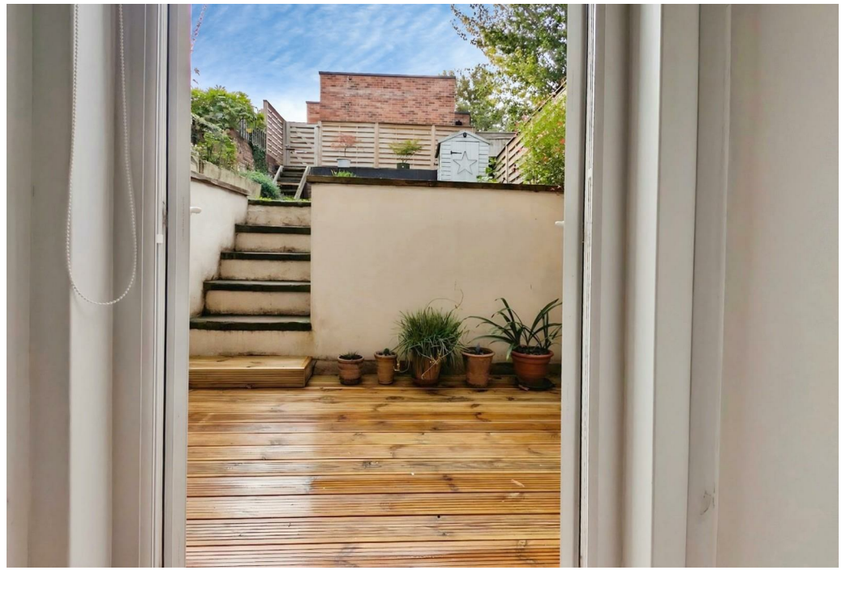
This home comes with valid Full Planning permission (24/01225/F) for a single storey rear extension. Plans are available at the office.













The accommodation which features many natural timber internal solid wood doors comprise (all measurements are approximate).

Garden Level Private Entrance.
Multi pane entrance door into...

L Shaped Dining/Hall
Timber grain effect vinyl floor, heritage radiator, dado and picture rail, cupboard containing electric meters.

Living Room 15'0" x 12'10"
Maximum overall into a UPVC double glazed bay window, space saver radiator, feature fireplace with attractive inlay tiles, marble hearth and painted wood surround.

Kitchen 11'10" x 5'6"
Fitted with a range of modern white high gloss cotemporary wall, floor and drawer storage cupboards to incorporate a built in oven, inset gas hob and fitted extractor, slate effect tied floor, space saver radiator, space for washing machine, cupboard containing a Worcester combination boiler for domestic hot water and central heating, single drainer stainless steel sink unit with mixer taps over, UPVC double glazed door onto rear garden.

Bedroom 1 10'9" x 11'9"
Space saver radiator, UPVC double glazed French doors opening onto the rear decked garden.

Bathroom 7'5" x 5'8"
Modern white suite of P shaped bath with a built in thermostatically controlled overhead shower and close coupled wash basin and WC, tiled floor, ceiling extractor, heated towel rail.

Exterior

Garden
Arranged principally to the rear of the property and a particular feature of the sale is the impressive landscaped rear garden providing an initial area of newly laid timber decked surface with flagstone topped steps leading onto an area of level well tended lawn with borders on both sides with railway sleeper steps leading onto a further section of tiled terrace alongside a timber shed. Timber steps lead to a rear pedestrian gate providing a pedestrian right of way leading to Marlborough Street.

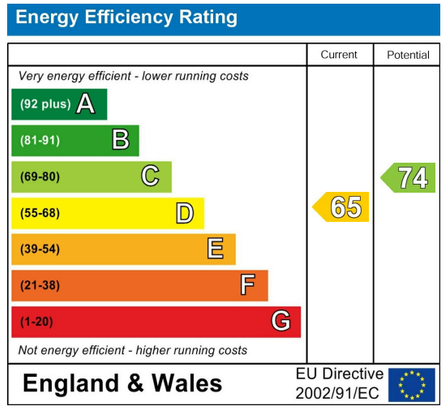
Tenure
Understood to be the remainder of a 999 year lease with approximately 966 years remaining. No ground rent payable. Each owner of the 3 flats within the building
have their own management company and pay £80 a month into the pot which covers building insurance and maintenance.

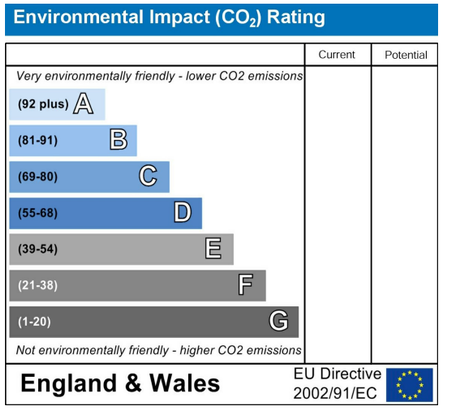
AML (Anti money laundering)
‘’Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted’’



Tenure: Leasehold
Council Tax Band: A

- 1-bed garden flat in period conversion
- Private entrance and rear garden
- Modern kitchen with built-in appliances
- Luxury bathroom with white suite
- Full planning permission for a rear single storey extension approved
- Direct garden access from bedroom
- Timber deck and lawn with borders
- Close to Eastville Park and River Frome
- Ideal for professionals and first-time buyers
- Viewing highly recommended





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS®
HERE TO GET *you* THERE

764 Fishponds Road, Fishponds, BS16 3UA Tel: 0117 965 3162
Email: fishponds@hunters.com