

D84B

## Devonshire Road, Westbury Park, Bristol BS6 7NH



**Guide Price £375,000**

**Occupying all of the first and second floors, and with external steps down to its own decked garden (with rear access for those who regularly use their bikes), this is a family-sized maisonette, currently tenanted (so of interest to investors too), offering three bedrooms, a large living room, a well-equipped kitchen, a bathroom and a separate cloakroom.**



Associated Park Lane Office: 121 Park Lane, Mayfair, London W1 Tel: 020 7079 1427  
Partners: Martin G Haigh FNAEA and Clare Haigh. VAT Registration Number: 692 2235 34

## Devonshire Road, Westbury Park, continued

### GROUND FLOOR:

COMMUNAL HALL Front door; gas and electricity meters; glazed door into...

ENTRANCE LOBBY Staircase rising to...

### FIRST FLOOR:

HALF LANDING

BEDROOM TWO 11' 9 x 9' 10 (3.58m x 3.00m) approx: upvc double-glazed window to rear; picture rail; radiator.

CLOAKROOM Frosted upvc double-glazed window to side; white w.c. with wood seat; matching cabinet with countersunk wash basin and tiled splashbacks; mirror.

LANDING Pine balustrade and matching staircase rising to second floor, over small built-in cupboard; picture rail; smoke detector; radiator.

LOUNGE



16' 9 x 13' 7 (5.11m x 4.14m) approx: partly stained-glass bay window to front; period-style stone fireplace and hearth, with gas coal-effect fire and light oak surround; picture rail; dimmer switches; TV, phone and broadband pts; radiator.

## Devonshire Road, Westbury Park, continued

### KITCHEN/BREAKFAST



11' 8 x 11' 6 (3.56m x 3.51m) approx: upvc double-glazed window and half double-glazed door, with cat flap, to rear; excellent range of fitted base and wall units in light oak shaker style, with steel handles, drawers, pull-out larder and soft closing doors; rolled-edge black

stone-effect worktops; tiled splashbacks; inset single-bowl single-drainer stainless steel sink with mixer tap; integrated dishwasher; built-in AEG electric oven and ceramic hob, with stainless steel chimney hood; built-in fridge/freezer; plumbing for washing machine; Vaillant gas-fired combi boiler.

### BATHROOM



9' 5 x 4' 7 (2.87m x 1.40m) approx: frosted upvc double-glazed window to front; white pedestal wash basin and matching mahogany-panelled bath, with Sector Vision shower and curtain rail; half-tiled walls (tiled bath surround); towel rail radiator.

### SECOND FLOOR:

#### LANDING

Double-glazed skylight; built-in cupboard.

#### BEDROOM ONE



17' 0 x 9' 0 (5.18m x 2.74m) approx: upvc double-glazed dormer window to rear, with views beyond neighbouring rooftops; partly angled ceiling; dimmer switches; TV pt; radiator.

## Devonshire Road, Westbury Park, continued

### BEDROOM THREE



12' 1 x 9' 5 (3.68m x 2.87m) approx: double-glazed fire escape skylight window to front with roller blind; partly angled ceiling; dimmer switch; radiator.

### EXTERNAL:

### REAR COURTYARD



Decking with balustrade; gravel area at one end; potential access for bikes etc.

### GENERAL:

### TENURE

Leasehold (unexpired portion of 999-year lease dated 30 March 1979), subject to annual rent charge of £3.15, plus a separate lease (unexpired portion of 999-year lease dated 08 August 1997) for the roof/roof space, subject to annual rent charge of £1.

### SERVICE CHARGE

We believe that repairs and maintenance of the building and any communal areas is organised in agreement with and in conjunction with the owners of the ground floor flat.

### COUNCIL TAX

Band B (£1338.75 per annum 2016/17).

## **Devonshire Road, Westbury Park, continued**

### **OUR VIEW:**

“This maisonette is currently tenanted yielding £1150 per calendar month on an unfurnished basis. This will ensure it appeals to investors. Yet vacant possession will be provided for those that need it, which means it will equally appeal to owner-occupiers wanting somewhere to live in this sought-after area. The maisonette shares an approach with the ground floor flat (the only other flat in the building), and has its own front door at the foot of the stairs. This gives it a self-contained feel. The main floor has a double bedroom, a living room and a very well-equipped kitchen/breakfast room, plus a bathroom and a separate cloakroom. On the top floor are the other two bedrooms - the largest and smallest (although the latter is still a reasonable size albeit with an angled ceiling). From the kitchen a door opens onto an external metal staircase down to a decked garden which is private to the property. There is rear access to this area, so the property is suitable for those with bikes and mopeds even though it is on the upper floors.” **Martin G. Haigh**

**VIEWING STRICTLY BY APPOINTMENT WITH HAIGH & SONS**, tel 0117 973 5859

*Please notify us should you no longer be looking for a property to buy. Thank you.*

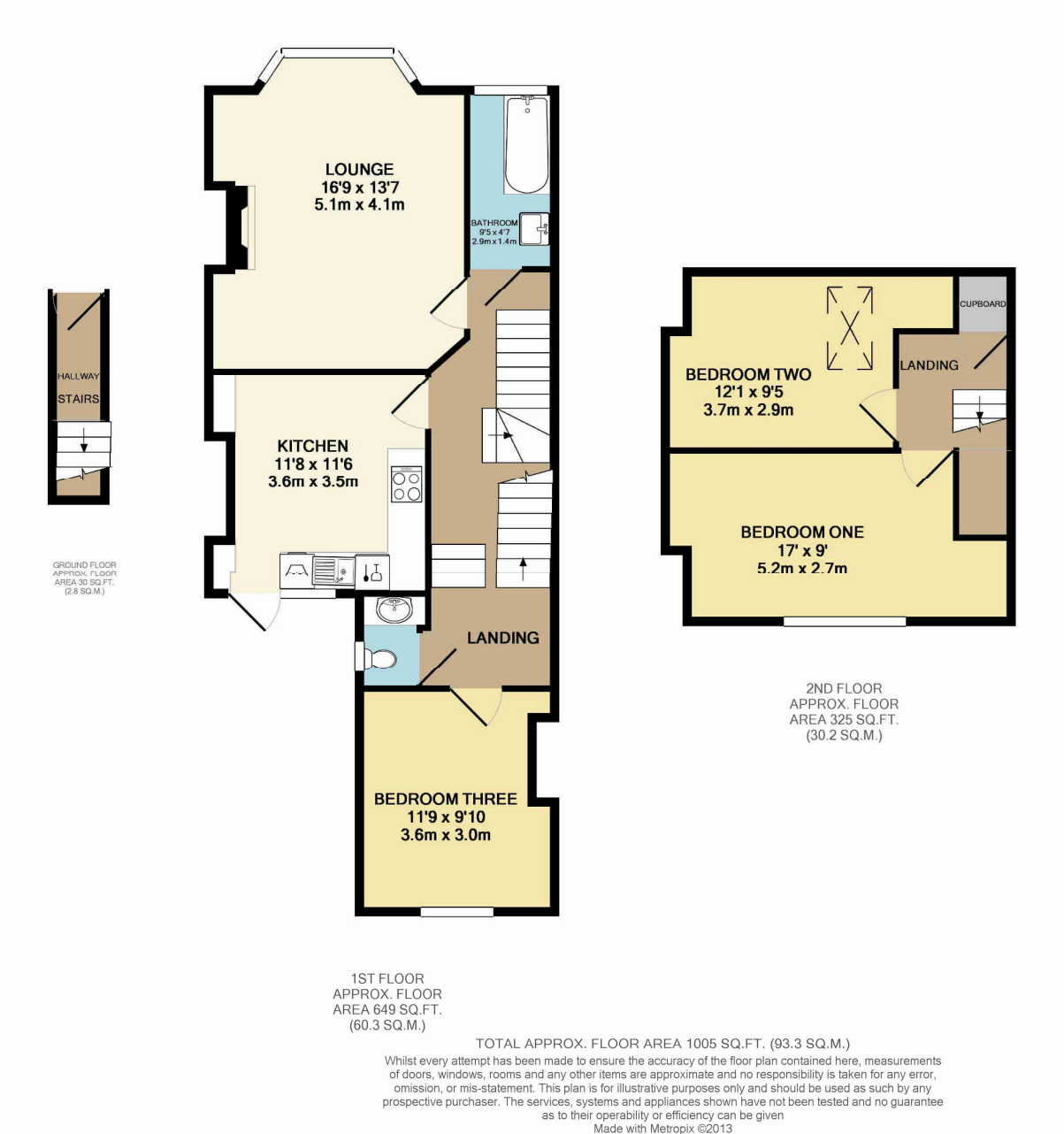
**IMPORTANT:** These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Please note that no services, appliances or fittings described in these particulars have in any way been tested by Haigh & Sons and it is therefore recommended that any prospective buyer satisfies him/herself as to their operating efficiency before proceeding with a purchase. Please also note that 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 Haigh & Sons prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

**WOULD YOU LIKE TO MAKE AN OFFER FOR THIS PROPERTY?** If you would like to submit an offer to purchase this property, subject to contract, please contact Haigh & Sons. 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.



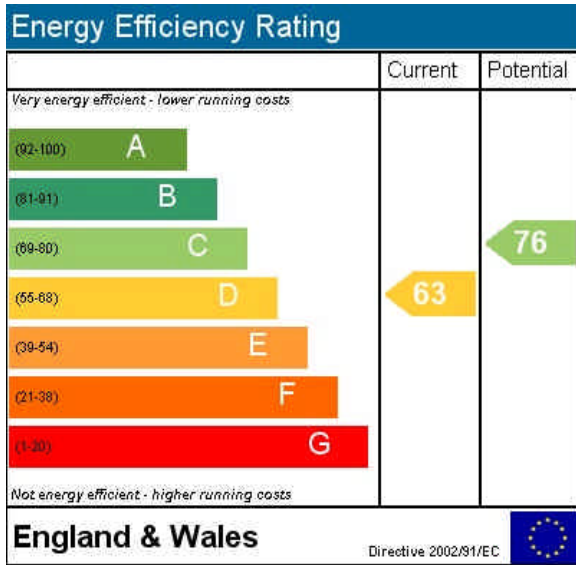
# Devonshire Road, Westbury Park, continued

FLOORPLAN: Shown for guidance only. Not drawn to scale.

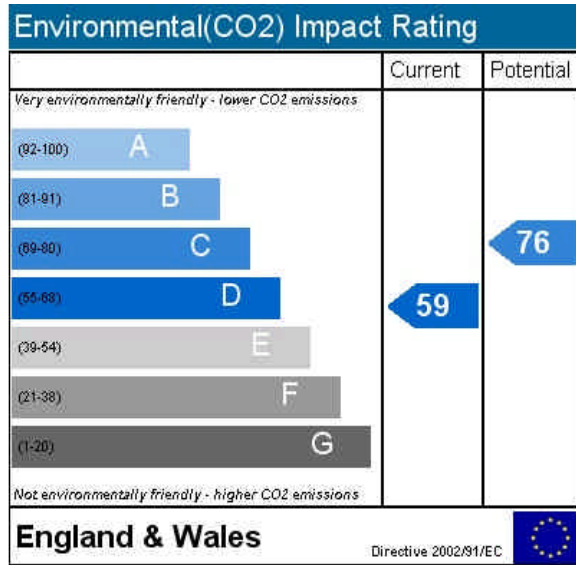


# Devonshire Road, Westbury Park, continued

## ENERGY PERFORMANCE GRAPH:



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.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.