



The Coachyard Dowry Square, Bristol, BS8 4SH

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Tucked away in the corner of a popular and picturesque Georgian Square within fashionable Hotwells, the site formerly a builders yard, has been cleverly re-developed to create two magnificent three bedroom modern town houses set behind entrance gates, ensuring both privacy and seclusion.

Arranged over three floors the light and airy contemporary style accommodation has been finished to a high level of specification throughout, with modern day living in mind. Careful consideration has been given to the design and build, ensuring the external facades are in keeping with the glorious Georgian architecture of Dowry Square. Both properties enjoy a private part cobbled courtyard entrance to the front, set behind communal entrance gates. Plot 2 further benefits from an enclosed private garden to the rear, with pedestrian access onto neighbouring North Green Street.

The impressive and high level of specification to each property includes the highest quality German engineered air source heat pump providing under floor central heating, as well as a heat recovery system which draws heat from the extracted air and passes it back through a filtered internal ventilation system, which is the most energy efficient central heating and hot water installation. Both properties benefit from CAT 5 computer network wiring and are fully alarmed.



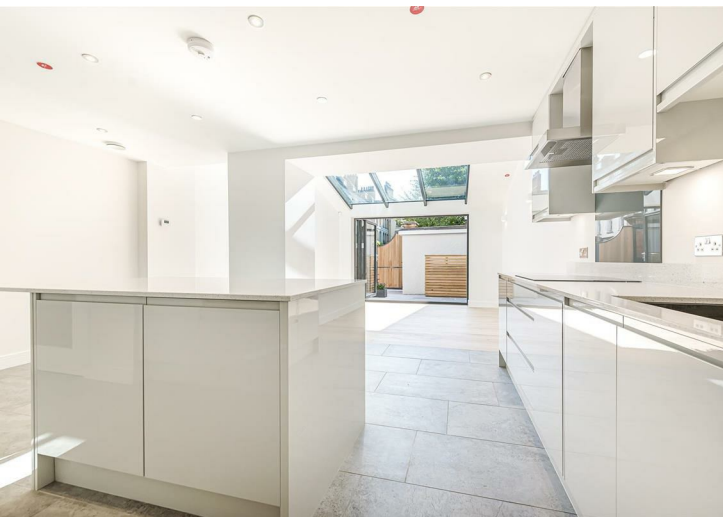
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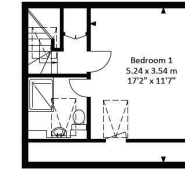
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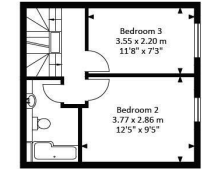
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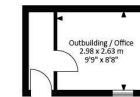
Approx. Gross Internal Area (Plot 1)
118.10 Sq.Ft - 1271.21 Sq.M



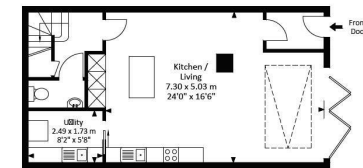
Second Floor



First Floor



Outbuilding



Ground Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Westcountry EPC.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

OTHER INFORMATION



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