



£535,000

6 Falmouth Road, Bishopston, Bristol, BS7 8PU

2 The Promenade, Bristol, BS7 8AL

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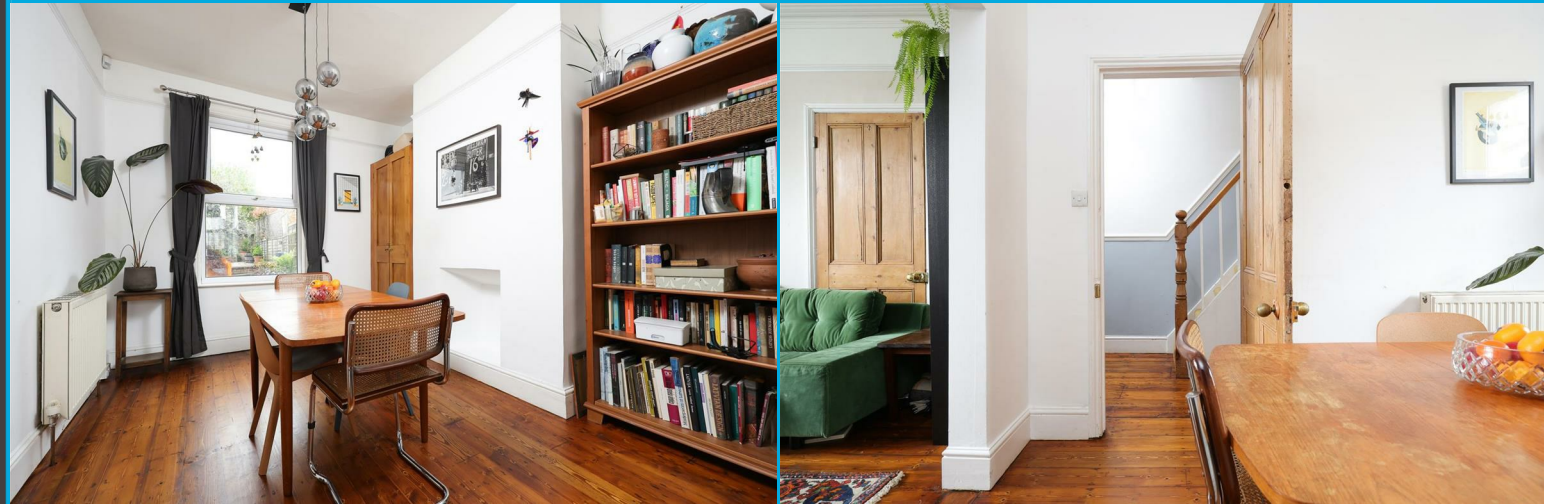
6 Falmouth Road Bishopston, Bristol, BS7 8PU

A charming and characterful gable-fronted Victorian home situated in a prime location within the heart of Bishopston.

This very well presented three bedroom home has plenty to offer and feels light and spacious throughout. Key features include open plan reception rooms, a contemporary kitchen, full width master bedroom and a mature west facing landscaped rear garden with open aspect.

Ground floor accommodation comprises main entrance and porch that leads into the hallway with a stripped wood floor and a storage area incorporated underneath the stairs. The ground floor consists of two open plan reception rooms with an original stripped wood floor throughout. The living room and lead reception is at the front and features a double glazed bay window complete with wooden shutters, cornice, picture rail and a cast-iron fireplace with tiled hearth. An archway leads through to the rear of the two reception rooms which has plenty of space for a large dining table and chairs, whilst a double glazed picture window allows for plenty of natural light and provides a pretty view out onto the rear garden. At the rear of the ground floor is a modern kitchen fitted with a range of contemporary wall and base units with solid wood worktops, stainless steel fittings and a Belfast sink. An array of integrated appliances, metro style tiled splash-backs and a tiled floor complete the overall look. Beyond the kitchen is a smartly finished family bathroom with white three piece suite with matte-black shower screen and fittings, floor to ceiling tiled splash-backs and a tiled floor. A timber framed glazed door leads directly out onto the garden.

A staircase leads up to the first floor to three bedrooms. The beautifully proportioned master



bedroom is located at the front of the house and spans the full width of the property. Bespoke fitted wardrobes, an original stripped wood floor and twin double glazed uPVC sash windows are amongst the features. The second bedroom is also a spacious double and overlooks the pretty rear garden, whilst bedroom three is along the landing and is currently used as a guest bedroom.

Externally, the property benefits from a striking bright blue render with contrasting ornate gable, a solid wood front door and paved tiled pathway, whilst the mature rear garden has a westerly facing aspect that takes full advantage of the afternoon and evening sun. Presented in two sections consisting of a concrete patio/seating area with steps leading up to large paved patio which has been bordered on all sides by raised beds planted with an array of mature trees, plants and shrubs.

Falmouth Road has a real sense of community and enjoys a convenient position in the area, just 150 metres from all of the amenities on The Gloucester Road. The property further benefits from being within catchment to both Bishop Road and St Bonaventures Primary Schools as well as the Redland Green APR.





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Approximate Gross Internal Area = 93.34 sq m / 1004.70 sq ft

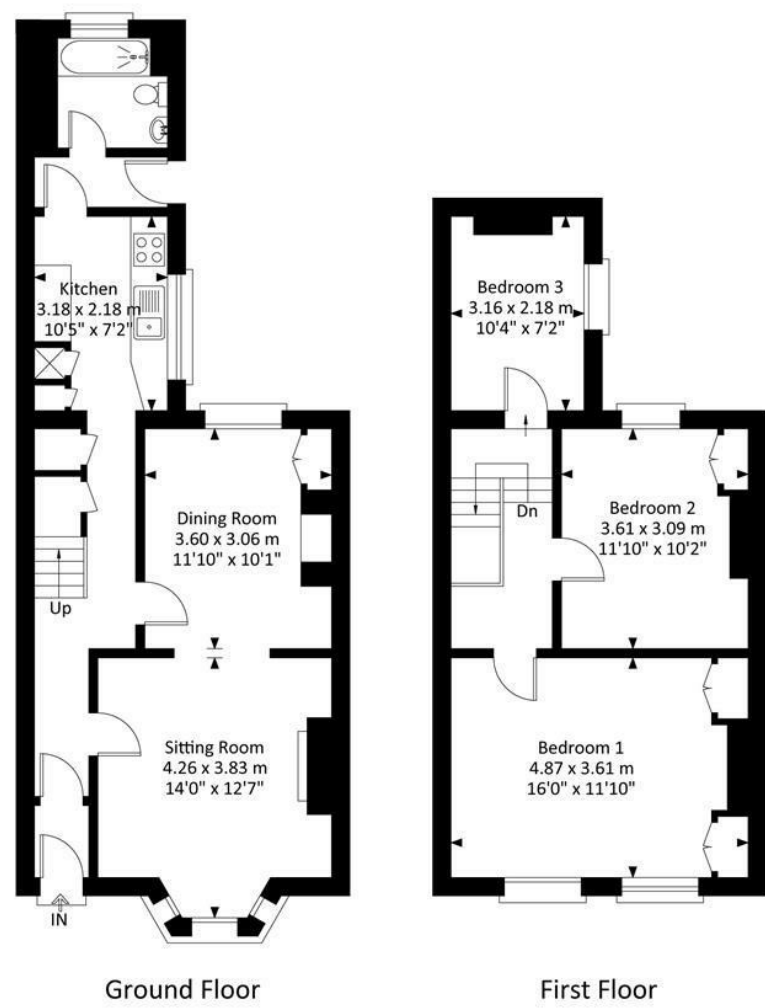


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	
(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 		



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