



Top Floor Flat, 24 Devonshire Road, Westbury Park, Bristol, BS6 7NJ

Guide price £400,000

**maggs
+ allen**

estate agents

DEVONSHIRE ROAD, BRISTOL, BS6 7NJ

A very well-proportioned and spacious first floor maisonette, set within an impressive Victorian property. The light, bright and versatile accommodation comprises, generous sitting/dining room with coving, ceiling rose and feature gas fire, large fitted kitchen, 3 double bedrooms, bathroom to the first floor and separate shower room to the top floor. This wonderful property offers an abundance of space and the layout of the property means it could be arranged to meet your requirements. The property benefits from many original period features yet enjoys modern comforts such as gas central heating.

Location

Westbury Park is a highly desirable and sought after position close to the wide range of amenities on North View, Coldharbour Road, Henleaze Road and Clifton. There are coffee shops, a Waitrose supermarket and a cinema, a local butchers and fishmongers. Within proximity are a host of schools both primary and secondary, state and independent and public transport runs nearby to Bristol's City Centre and the motorway networks as well as the regional shopping centre at Cribbs Causeway. Rail services are available from Bristol Parkway train station as well as Bristol Temple Meads, which serves the country nationwide.

Directions

From Maggs & Allen, proceed along Northumbria Drive and immediately turn right onto North View. Take the first turning on your left onto Devonshire Road and No. 24 can be found about three quarters of the way along the road on the right hand side.

Room Sizes

Kitchen - 11'8 x 10'5

Dining Room - 12'10 x 11'4

Sitting Room - 17'8 x 14'9

Bedroom One - 14'6 max x 11'2 max

Bedroom Two - 11'4 max x 9'7 max

Bathroom - 7'8 x 6'2



Price: £400,000

Tenure: Leasehold (information supplied by eservices.landregistry.gov.uk)

Council Tax Band: C

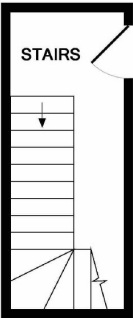
Local Authority: Bristol City Council

Vendors Onward Position: The Vendors have informed us that they will be making an onward purchase.

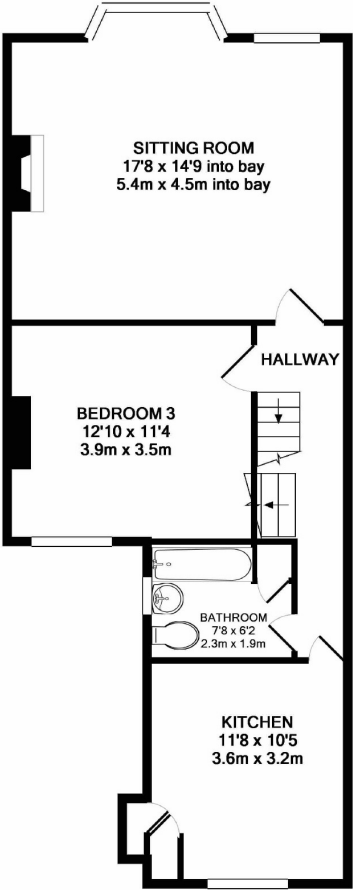
Viewing: By appointment only.

Our Office: 0117 949 9000

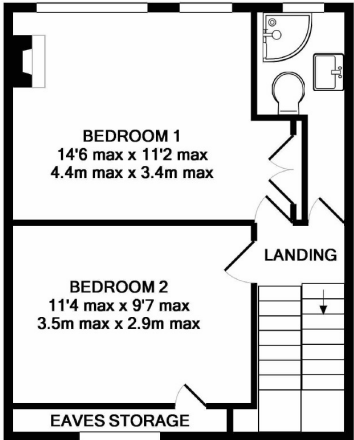
Important Note: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.



GROUND FLOOR
APPROX. FLOOR
AREA 101 SQ.FT.
(9.4 SQ.M.)



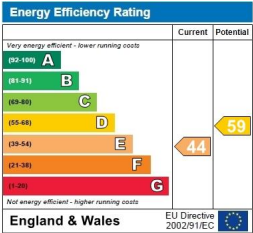
1ST FLOOR
APPROX. FLOOR
AREA 655 SQ.FT.
(60.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)

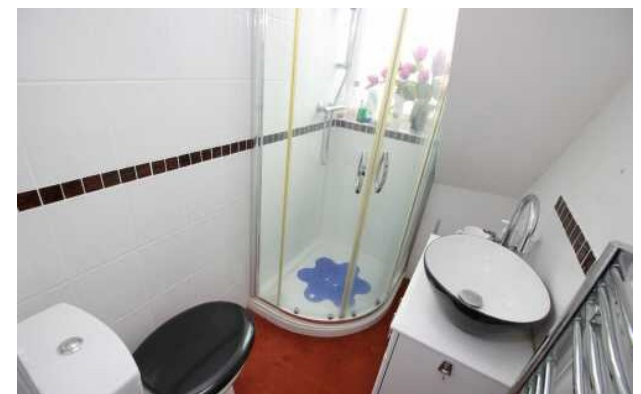
TOTAL APPROX. FLOOR AREA 1149 SQ.FT. (106.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- First Floor Maisonette
- 3 Bedrooms

- 2 Reception Rooms
- Fitted Kitchen



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