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£450,000

126 Nags Head Hill St George Bristol BS5 8QP

SIMPLY STUNNING

FIVE BEDROOMS

TWO BATHROOMS

CLOAKROOM

FAR REACHING VIEWS

TWO OFF STREET PARKING SPACES



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The accommodation comprises more fully as follows: - (all measurements are approximate)

Entrance

The entrance to the property is through a composite door to the entrance vestibule.

Entrance Vestibule

Tiled flooring, half glazed door to the entrance hallway.

Entrance hallway

Staircase to the first floor, doors into the dining room and kitchen/breakfast room, door into the cloakroom, door into a utility cupboard providing space and plumbing for a washing machine and tumble dryer.

Dining Room 13' 2" x 9' 7" (4.02m x 2.92m)

Decorative arch to the lounge, range of storage cupboards, coving, radiator, feature fireplace, opening into the kitchen/breakfast room, recess storage cupboards.

Lounge 14' 10" x 13' 0" into the Bay (4.53m x 3.95m)

Upvc double glazed bay window to the front, feature fireplace with gas fire, recess storage cupboards with shelving, coving, radiator, TV point.

Kitchen / Breakfast Room 15' 8" x 7' 11" (4.78m x 2.41m)

Upvc double glazed window and French doors to the rear, range of Second Nature wall and base units with stone work surfaces and upstands, stainless steel 1.5 bowl sink unit with mixer tap, stainless steel range cooker with stainless steel and glass hood, integrated dishwasher, integrated fridge and freezer, space for a integrated wine cooler, breakfast island, tiled flooring, coving wall lights.

First floor landing

Small Upvc double glazed window to the rear, staircase to the second floor, doors into bedrooms two, three and five, door into the family bathroom.

Bedroom Two 14' 0" x 10' 10" (4.26m x 3.29m)

Upvc double glazed bay window to the front, feature cast iron fireplace, coving, radiator.

Bedroom Three 12' 10" x 8' 5" (3.90m x 2.57m)

Upvc double glazed window which opens onto a small terrace, feature cast iron fireplace, radiator, coving range of fitted wardrobes.

Bedroom Five 8' 7" x 4' 11" (2.62m x 1.50m)

Upvc double glazed window to the front, coving and radiator.

Bathroom 10' 0" x 6' 8" (3.06m x 2.03m)

Upvc double glazed obscure window to the side, white period style bathroom suite comprising of a low level WC, pedestal wash hand basin, claw foot bath with mixer tap and hand held shower attachment, walk-in shower cubicle with over head shower and separate hand held shower attachment, heated period style towel rail, inset spot lights.

Second floor landing

Velux Skylight window, inset spot lights, doors into Bedroom One, Bedroom four and a bathroom.

Bedroom One 13' 0" x 11' 0" (3.95m x 3.35m)

Two sets of sliding Patio door with Juliette balcony and far reaching views over the City of Bristol, built in wardrobes, two radiators, inset spot lights, TV point.

Second Floor Bathroom

Velux skylight window, low level WC, wall hung wash hand basin, panel bath with electric shower over, tiled splash backs, shaver point, tiled floor and inset spot lights.

Garden Office 11' 6" x 8' 2" (3.5m x 2.5m)

Upvc double glazed sliding patio doors with matching side panels to the side, door into a cloakroom with Saniflow WC and wash hand basin, lighting and power supply.

Rear garden

The south facing, enclosed, rear garden is of a generous size. The well kept garden has been divided it three areas with a raised decked seating area located as you exit the property, this is ideal for entertaining and enjoying the views of the City. Steps lead down to a further lawn area which is of a good size, there is also access to storage located under the decked seating area. On the edge of the lawn can be found a 'Dunster House' garden office room which is ideal for a home/office or playroom, located beyond this is a 'Dunster House' covered gazebo ideal for entertaining and BBQ etc. There is ample outside power and lighting supply. A gate lead to two off street parking spaces.

Off Street Parking

There is gated access to the rear of the garden which leads to two off street parking spaces which are accessed via a lane to the rear of the property

Local Authority Bristol

Tenure Freehold **Council Tax Band** Band B

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.

We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Energy performance certificate (EPC)

126, Nags Head Hill
BRISTOL
BS6 8QP

Energy rating
E

Valid until: **5 March 2030**

Certificate number: 0268-6086-7217-5170-7264

Property type: Mid-terrace house
Total floor area: 132 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

