



A pretty townhouse in the heart of the village.

Carters Buildings, Portland Street, Clifton, Bristol, BS8

£625,000 Freehold



Living room and dining area • Kitchen & cloakroom •
Master bedroom suite • Two further bedrooms and a
family bathroom • Courtyard garden

Local Information

A quiet courtyard located off Portland Street and in the heart of fashionable Clifton Village. There are a host of bars, bistros and coffee shops and the village is home to various independent boutiques as well as supermarkets. Notable landmarks in proximity include the Avon Gorge, Clifton Suspension Bridge and the Observatory. There are health and leisure clubs in proximity and across the Suspension Bridge, mountain bike trails, golf courses and woodland walks. Lying to the North West of the commercial centre there are links to the motorway networks M4 and M5. Bristol Temple Meads has an extensive rail service to many cities nationwide and the airport has flights to a number of European destinations.

About this property

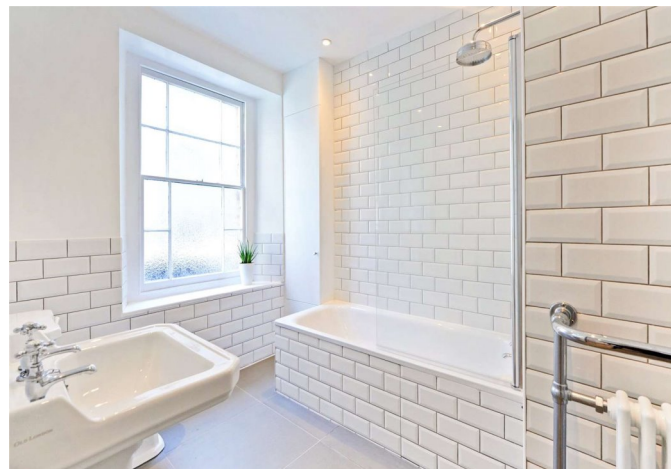
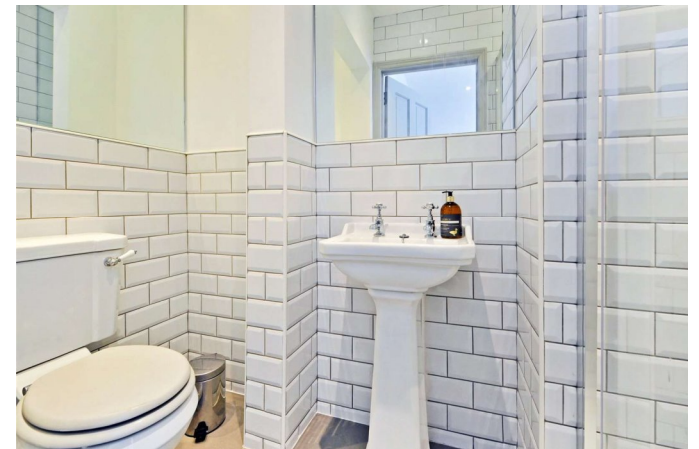
A period townhouse situated in a quiet mews and in the heart of Clifton Village. This tastefully presented property has three storey accommodation and highly specified finish with bespoke fittings notable throughout. Grade II Listed and

constructed from stone elevations with bath stone pediments, quoins and lintels, Carters Buildings has a stone courtyard and number 9 has delineated its own seating area with planters behind which there is a fresco dining. The front door opens through to the sitting area with an engineered oak floor which extends throughout the ground floor. A wood burning stove with an original slate hearth acts as the focal point with a casement window over the front elevation.

The dining area with down lighters leads through to the modern kitchen with a white quartz work surface and integrated appliances. There is plumbing for a washing machine, an integrated dishwasher and a fridge and freezer. A large lantern light that creates an atrium effect. There are three bedrooms located on the first and top floors and these are served by the bathroom and an en suite shower room. Within the bathroom the gas fired boiler supplies the domestic hot water and central heating.

Please note photographs are dated August 2016.





Tenure

Freehold

Local Authority

Bristol City Council

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.

Telephone: +44 (0) 117 933 5800.

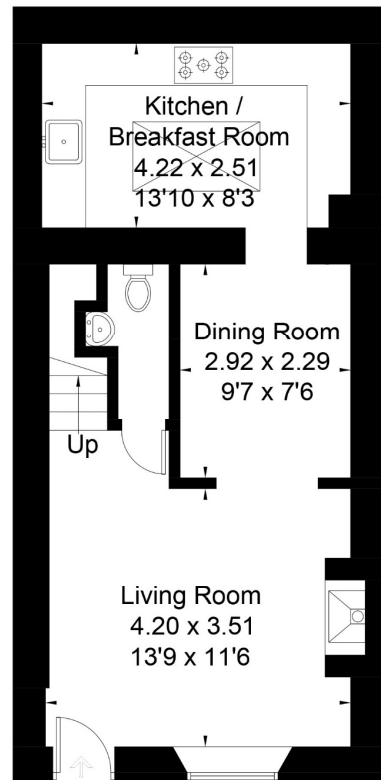
9 Carters Buildings, Portland Street, Clifton, Bristol, BS8 4JD

Gross Internal Area (approx)

95.7 sq m / 1030 sq ft

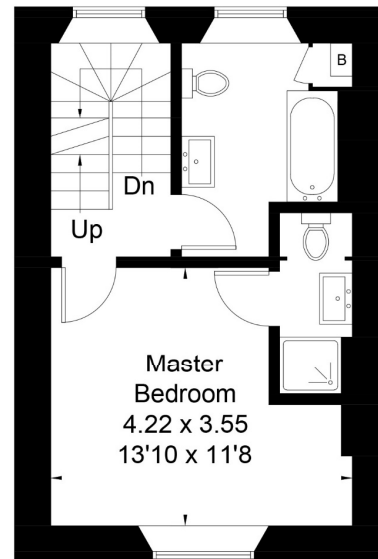
For identification only. Not to scale.

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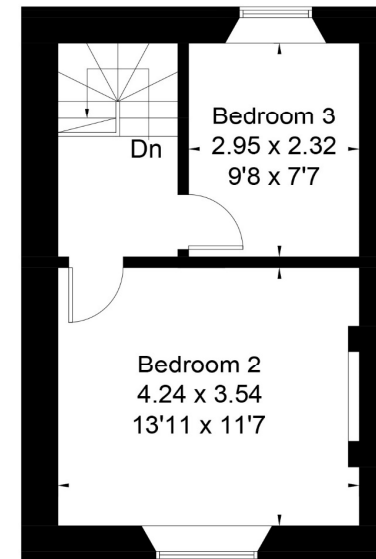


Ground Floor

= Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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