



# A spacious and central Clifton home with single garage

**Elmdale Road, Tyndalls Park, Bristol, BS8**

Guide Price £525,000 Leasehold (Lease Expiry July 2977)

**savills**



Spacious living room • Modern kitchen • Two large bedrooms • Family bathroom • Entrance hall • Single garage • Residents parking for up to three cars • Highly sought after BS8 location • Sold with no onward chain

#### About this property

Set within an imposing, semi-detached Victorian period building, Top Floor Flat, 16 Elmdale Road, is a spacious and light home with a single garage in a prime, central Clifton location.

The property is accessed via a spacious drive and well maintained communal entrance hall with ornate, tiled flooring, a wide, oak staircase and stained glass windows.

The apartment enters via a large, timber front door into a spacious, carpeted hall providing the centre point to the property. The living room, located off the hall to the left, is of an excellent size with a charming feature fireplace with slate hearth and an intricate timber mantel. There is ample natural light entering via triple stone mullion windows with curtains.

The kitchen, located off the hall to the right, is west facing, spacious and U-shaped with a range of wall and base units as well as a free standing fridge freezer, Montpellier dishwasher and integrated appliances including an Indesit washing machine, Zanussi oven and five ring gas hob. There are also timber worktops and integrated sink unit with a colourful tiled splashback. The views provide a delightful church outlook.

The two bedrooms are both of an excellent size with stone mullion windows, timber window seating and curtains. The main bedroom is particularly large with a feature fireplace and timber mantle. The rooms are in the eaves of the

building which adds further character but there is still plenty of head height.

The bathroom is of a great size with a bath and separate walk-in shower, Rocca sink and wall mirror, Rocca WC, wall cabinet, towel rail, spot lighting and timber effect flooring. The property comes with a single garage with mezzanine level and electric charging, ideal for parking or storage. Owners are also eligible for up to three on street parking permits.

The property is sold with no onward chain.

#### Local Information

Elmdale Road is quiet, tranquil and leafy yet ideally placed only a few hundred meters from the fashionable Whiteladies Road, Triangle and Park Street which offer a myriad of supermarkets, designer stores, bars, boutiques and bistros. The city centre and harbourside is just 1 mile away and the location is well served by many schools, both state and independent, primary and secondary, as well as The University and Hospitals. There are plenty of leisure facilities nearby including the Bristol Museum, St Georges Bristol concert hall, Clifton Lido and, at the top of Whiteladies Road, the 400 acres of open recreational space of Durdham Downs. The A4018 is the main arterial road to Bristol's commercial centre, as well as the motorway networks: M4 and M5. There are rail services from Clifton Down serving Bristol Temple Meads, which is approximately one mile distant and has an extensive schedule to cities nationwide.







**Tenure**  
Leasehold (Lease Expiry July 2977)

**Local Authority**  
Bristol City Council, Bristol

**Council Tax**  
Band = C

**Ground Rent**  
£10 per annum

**Service Charge**  
£1200 per annum

**Energy Performance**  
EPC Rating = D

**Viewing**  
All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.  
Telephone: +44 (0) 117 933 5800.



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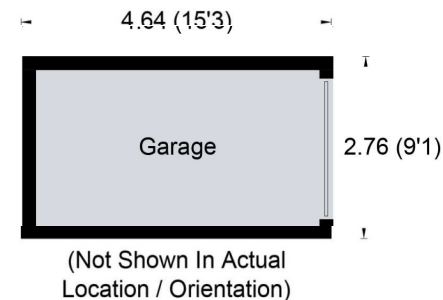
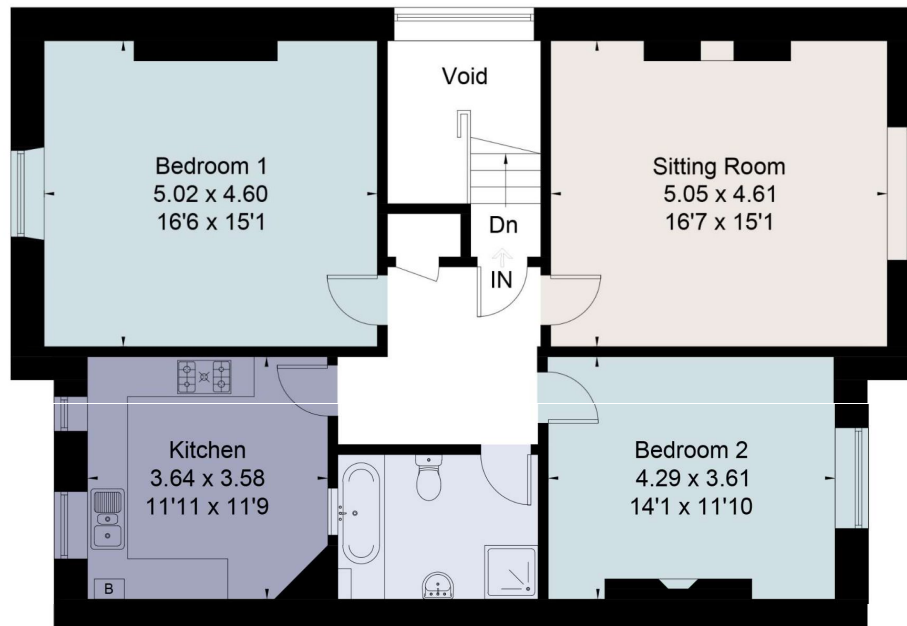
Approximate Area = 94.6 sq m / 1018 sq ft (Excluding Void)

Garage = 10 sq m / 108 sq ft

Total = 104.6 sq m / 1126 sq ft

For identification only. Not to scale.

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	78
England, Scotland & Wales		EU Directive 2002/91/EC

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