

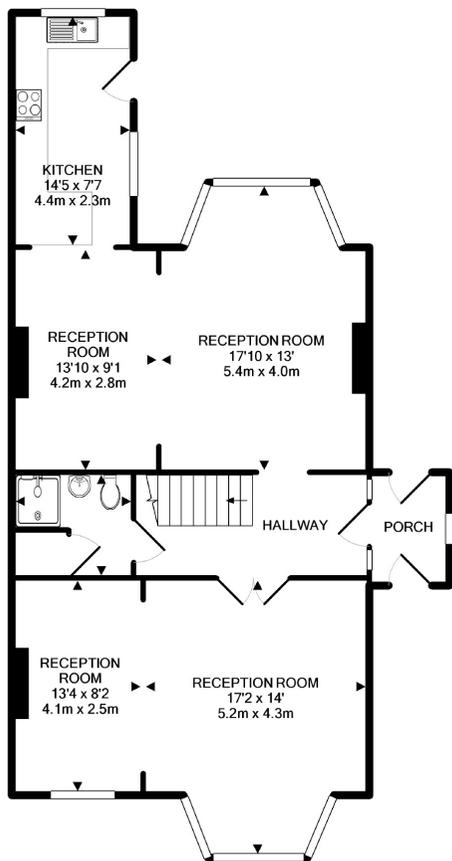


St Andrews - Guide price £795,000

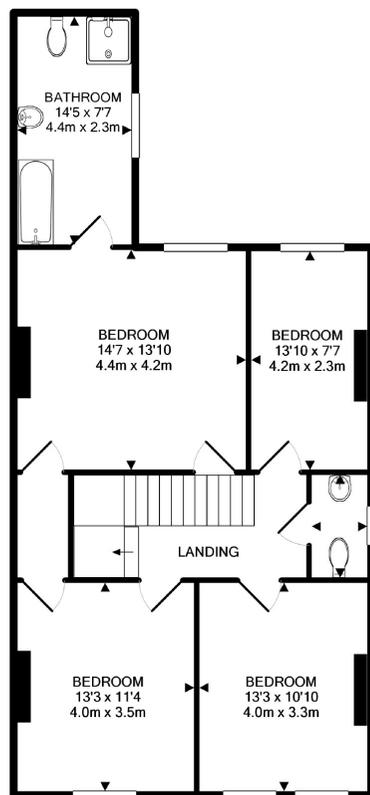
4 bed semi-detached house

46 Sommerville Road, BS7 9AA





GROUND FLOOR
APPROX. FLOOR
AREA 938 SQ.FT.
(87.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 836 SQ.FT.
(77.7 SQ.M.)
TOTAL APPROX. FLOOR AREA 1775 SQ.FT. (164.9 SQ.M.)
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A deceptively spacious Victorian semi detached home, with a frontage measuring circa 50 ft / 15 m in width. This amount of space is highly unusual in St Andrews and it incorporates a garage and off street parking for multiple vehicles.

The scale of the rooms, ceiling heights and overall size (1775 sq' ft / 164.9 sq. m) needs to be viewed to fully appreciate the potential this home has. It also benefits from being offered with no chain.

This elevated position near the top of Sommerville Road is sought after due to its close proximity to St Andrews Park, the vast array of amenities found on Gloucester Road and popular local schools.

The city centre and major transport links running in and out of the city are also within easy reach.

In brief the ground floor has a porch giving access to the rear garden and into the central entrance hallway.

From here, opening on the left, is a full width reception room measuring an impressive 22'2 ft in width.

Formally two separate rooms, this is now one generous family room including a bay window and original ceiling cornice + rose.

The rear of the property has also been opened up and extended - again creating a full width room made up of a kitchen/dining/living space that opens into the private and south west facing rear garden.

The first floor has four double bedrooms, a bathroom and separate WC.



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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.