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64 EXETER ROAD

BRISTOL  
BS3 1LZ

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### ACCOMMODATION

A beautifully presented three-bedroom Victorian mid-terrace, recently renovated and ideally suited to modern family living. The house has a warm and welcoming feel throughout, with a lovely balance of period character and practical space.

At the front of the property, a bright and inviting living room is framed by a striking bay window, allowing natural light to pour in and creating a calm, comfortable setting. To the rear, a separate kitchen provides a more functional and sociable space, with ample room for a breakfast table perfect for busy mornings or relaxed family meals. From here, there is direct access out to the garden.

Upstairs, the first floor offers two well-proportioned bedrooms along with a family bathroom, while a third bedroom provides flexibility for a growing family, guest room, or home office. The layout is both versatile and easy to live in, making it an ideal long-term home.

The property also offers clear potential to extend (subject to the necessary consents), giving buyers the opportunity to further enhance and add value over time.

To the rear is a nicely sized garden, a real highlight for the area and perfectly suited to family life. There is plenty of space for outdoor dining, entertaining, and for children to play, with scope to landscape or extend further if desired.

To the front, the property benefits from on-street permit parking and a traditional Victorian approach, adding to its overall kerb appeal.

### LOCATION

Exeter Road is a quiet residential street tucked just off North Street, placing you right in the heart of one of Bristol's most vibrant and community-driven neighbourhoods.

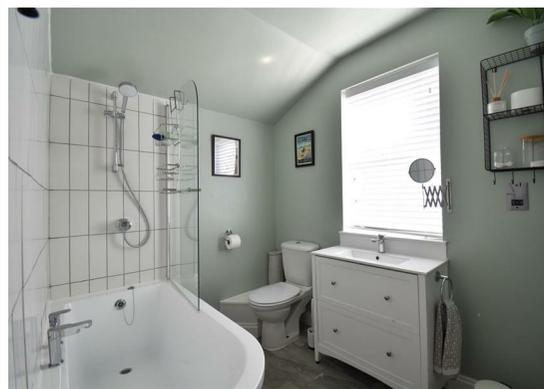
North Street is well known for its independent spirit, offering an excellent mix of cafés, restaurants, and shops. Local favourites include COR and Paco Tapas for dining, alongside popular coffee spots such as Sweven and Burra. The much-loved Tobacco Factory serves as a café, bar, and theatre, and hosts a bustling Sunday market that has become a staple of the local community.

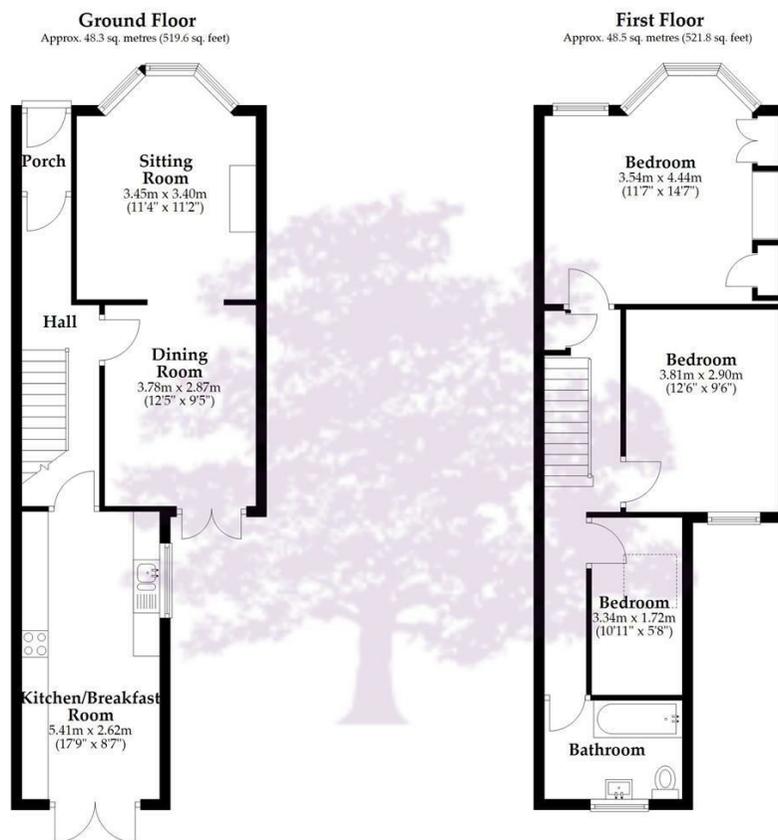
A short walk across Gaol Ferry Bridge leads to Wapping Wharf, a vibrant food destination set along the harbourside, where independent favourites such as Gambas, Cargo Cantina, and Root can be found within converted cargo containers.

Southville is particularly popular with families thanks to its strong sense of community and excellent school catchment, including Southville Primary and Ashton Gate Primary, both within easy reach. Green spaces are also close by, with Greville Smyth Park just a short walk away, and the expansive Ashton Court Estate offering acres of parkland, woodland walks, and open space to explore.

The property is also well positioned for access into Bristol city centre and Temple Meads, making it ideal for commuting while still enjoying all the benefits of this thriving local neighbourhood.







Total area: approx. 96.7 sq. metres (1041.4 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Plan produced using PlanUp.

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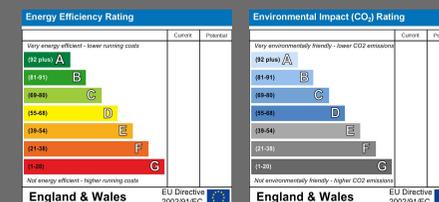
**3 BEDROOMS**  
**TENURE - FREEHOLD**

- Renovated three-bedroom Victorian terrace
- Separate kitchen with space for dining
- Potential to extend (subject to planning)

**2 RECEPTION ROOMS**  
**IN ALL SQ.FT**

- Bay-fronted living room with excellent natural light
- Generous rear garden ideal for families
- Prime Southville location just off vibrant North Street

**1 BATHROOMS**  
**COUNCIL TAX BAND - B**



Opening hours vary slightly in each office  
Mon to Fri - Usually 9am till 6pm  
Saturday 9.00am-4.00pm