



300 SOUTHMEAD ROAD,  
WESTBURY-ON-TRYM, BS10 5EN

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GOODMAN  
& LILLEY



AN EXTENDED END-OF-TERRACE COTTAGE, PERFECTLY POSITIONED IN A HIGHLY SOUGHT-AFTER LOCATION WITHIN EASY REACH OF BOTH HENLEAZE AND WESTBURY VILLAGE HIGH STREETS. THIS CHARMING HOME BENEFITS FROM EXCELLENT TRANSPORT LINKS TO CLIFTON, THE CITY CENTRE, THE MOD, SOUTHMEAD HOSPITAL, AND THE M4/M5 MOTORWAY NETWORK.

Arranged over two floors, the accommodation comprises a spacious sitting/dining room, a modern kitchen, and an additional extended room adjacent to the kitchen—offering the potential for an open-plan kitchen/dining space. Upstairs, there are two well-proportioned double bedrooms and a contemporary shower room. The property is completed by a generous rear garden and off-street parking, making it an ideal family home in a convenient and popular area.

A welcoming entrance door opens into a small lobby, which leads through to the main hallway where stairs rise to the first floor and doors open to the principal ground-floor rooms. The living and dining area is bright and spacious, featuring a double-glazed window to the front aspect, radiator, and ample space for both sitting and dining areas. This versatile room offers a comfortable setting for family living and entertaining, with useful understairs storage and a door leading through to the kitchen.

The kitchen has been re-fitted by the current owners with a modern range of wall and base units, providing a stylish and practical workspace. A double-glazed window and door to the rear garden allow plenty of natural light, while a further door connects to an additional reception room. Forming part of a single-storey side extension, this flexible space enjoys a double-glazed window and door opening out to the rear garden. It offers excellent versatility, lending itself perfectly as a home office, playroom or snug, or could be incorporated into the kitchen to create a stunning open-plan kitchen/dining room, subject to the necessary consents.

Upstairs, the first-floor landing includes a built-in storage cupboard and provides access to all rooms. The master bedroom is a well-proportioned double room with a double-glazed window to the front aspect, built-in wardrobes, and radiator. The second double bedroom enjoys a double-glazed window overlooking the rear garden and includes built-in storage housing the gas boiler. The shower room is fitted with a modern suite comprising a shower cubicle, wash basin, and WC, complemented by a heated towel rail/radiator and a window to the rear.

Outside, the wonderful rear garden is generous in size and provides a lovely balance of lawn and patio areas—perfect for outdoor entertaining and relaxation. A pathway leads to the rear boundary, where off-street parking for two vehicles can be found, offering convenience and practicality.

Location

Southmead Road is a well-connected and convenient location in North Bristol, ideally positioned for access to a wide range of local amenities and major employment hubs. The area offers a mix of character properties and modern homes, making it popular with families, professionals, and commuters alike. Residents benefit from excellent transport links, with easy access to Henleaze, Westbury-on-Trym, Filton, and the City Centre, as well as key routes to the M4 and M5 motorway networks. The property is also within close proximity to Southmead Hospital, the Ministry of Defence (MOD) Abbey Wood site, and major employers at the Filton aerospace and technology hub.

A range of local shops, cafés, and amenities can be found nearby, with larger retail options available at Cribbs Causeway. Several well-regarded schools are also within easy reach, along with green spaces and recreational areas such as Blaise Castle Estate and Horfield Common, both offering excellent opportunities for walking and leisure.

Agents Notes

Tenure: Freehold.

Council Tax Band B.

Local authority: Bristol City Council.

Services: Connected to mains gas, electricity, water, and drainage

Due to its location and competitive price we anticipate a great deal of interest. Contact one of our property specialists on 0117 213 0777/henleaze@goodmanlilley.co.uk to arrange your viewing today.

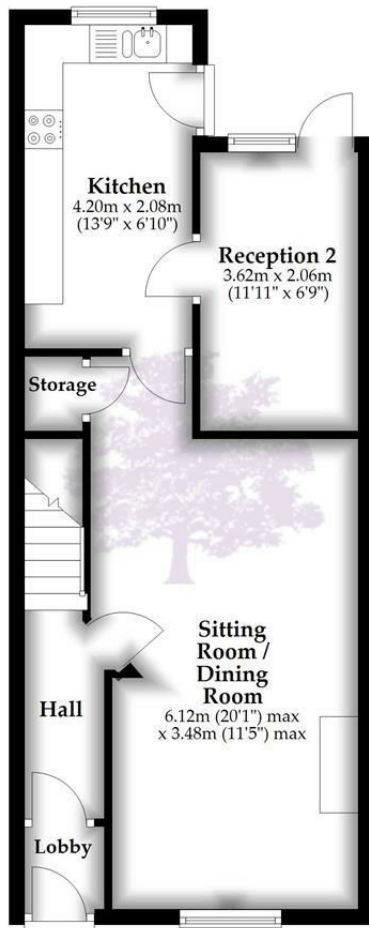
- Close To Southmead Hospital
- Generous Garden
- Great For Investment/First Purchase
- Two Double Bedrooms
- Off Street Parking
- Viewing Recommended



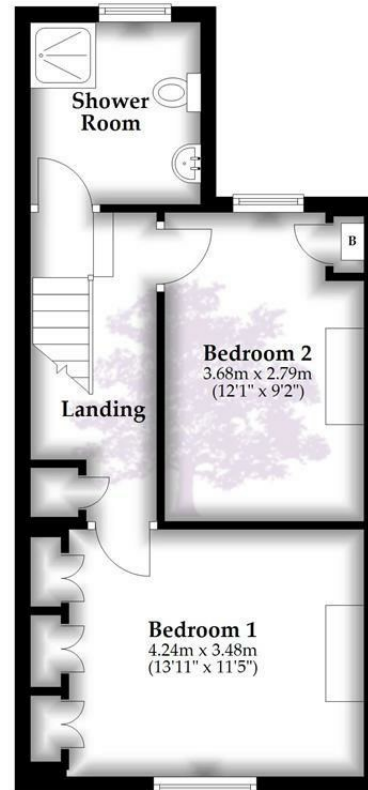
GUIDE PRICE £275,000







**Ground Floor**



**First Floor**

Total area: approx. 83.2 sq. metres (895.0 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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