



14 MERRIMANS ROAD,  
SHIREHAMPTON, BS11 0AG

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GOODMAN  
& LILLEY



TUCKED AWAY IN A CORNER OF THE POPULAR CUL DE SAC, MERRIMANS ROAD, IS THIS GENEROUSLY SIZED 3 BEDROOM END OF TERRACE PROPERTY. THE PROPERTY HAS BEEN EXTENDED TO THE SIDE AND REAR OFFERING A KITCHEN WITH BREAKFAST ROOM AND A CONVENIENT DOWNSTAIRS TOILET, THERE ARE ALSO TWO OTHER GOOD SIZED RECEPTION ROOMS AND A WELL PROPORTIONED FRONT PORCH MEANING THIS PROPERTY OFFERS MORE THAN YOUR AVERAGE LISTING.

Property Description

"We bought this house primarily because of the space and potential, particularly with the garden. The great location was the other key factor for us, being close to the M5 it is a short hop into Wales and easy to get away down to Devon, there are a great selection of transport links into Bristol city centre with a bus stop at the top of the road and the park & ride with train station just a 2 min drive or 15 min walk away. Since being here we have found the garden a wonderfully private space to relax or entertain and when the seasons change the living room fireplace becomes the focal point. Kings Weston, Penpole woods and Blaise castle provide full absorption into nature on our doorstep, and the cycle path at the back of the house is a good place for a stroll, particularly in blackberry picking season, when combined with the apples and pears from our garden trees ensures lovely autumn treats!"

Set on a generous corner plot in a quiet Shirehampton cul-de-sac, this extended 3-bedroom end-of-terrace home offers space, charm, and access to nature—all within easy reach of local amenities.

The property has been thoughtfully extended to both the side and rear, creating a spacious and bright kitchen with a breakfast area that overlooks the rear garden. A downstairs WC has also been added as part of the extension. The ground floor includes a cosy lounge with an open fireplace and a separate dining area with doors that lead directly to the garden—perfect for summer entertaining.

The home is entered through a large porch that provides valuable

extra storage and convenient access to the rear garden. Outside, the garden is designed for low maintenance and features a lovely mature apple tree as a central feature. A detached garage, accessed via a rear lane, provides secure off-street parking or storage.

Upstairs, the property offers two double bedrooms, a single bedroom, and a family bathroom. There's also an extended loft hatch leading to a spacious loft area with a Velux window—ideal for storage or potential conversion (subject to planning).

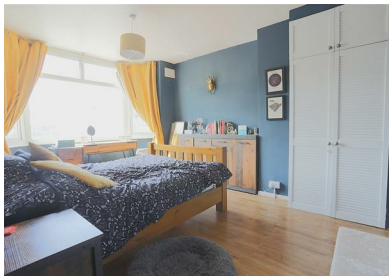
Backing onto the Greenway, this property is perfectly placed for those who enjoy outdoor pursuits, with good local schools, shops, and public transport links nearby.

- Spacious 3-bedroom end-of-terrace home
  - Corner plot backing onto the Greenway – ideal for walkers & cyclists
  - Downstairs WC
  - Large porch with dual access (front and garden)
  - Potential to add parking (subject to approval)
- Extended to the side and rear
  - Detached garage
  - Two reception rooms – lounge with open fire and garden-facing dining room
  - Loft with Velux window and extended hatch – excellent storage or conversion potential



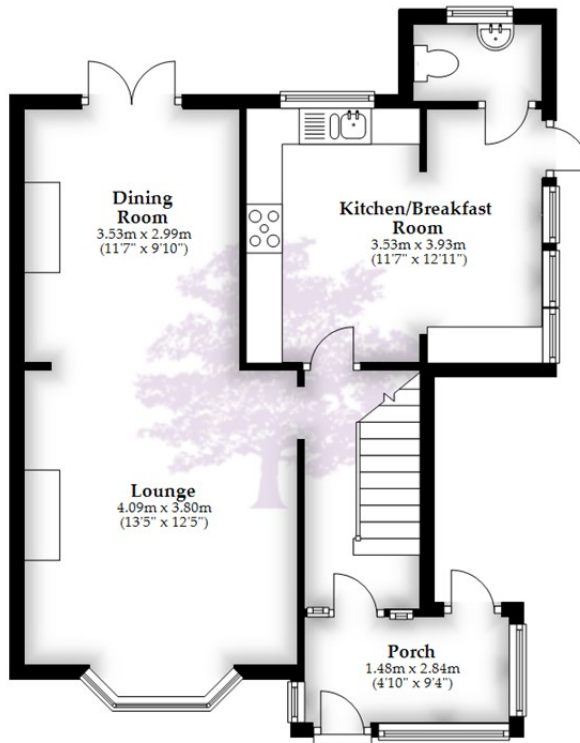
GUIDE PRICE £320,000





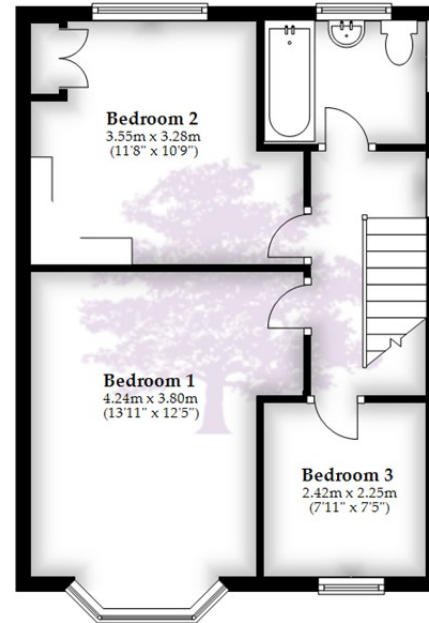
## Ground Floor

Approx. 53.9 sq. metres (580.5 sq. feet)



## First Floor

Approx. 42.9 sq. metres (461.6 sq. feet)



Total area: approx. 96.8 sq. metres (1042.2 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.

**HENLEAZE** - 0117 2130777  
henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440  
sales@goodmanlilley.co.uk

**SHIREHAMPTON** - 0117 2130333  
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



**WWW.GOODMANLILLEY.CO.UK**

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