



1 Southwood Drive East, Coombe Dingle, BS9 2QP
Guide Price £375,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

1 Southwood Drive East, Coombe Dingle, BS9 2QP

A rare opportunity to acquire a superb semi detached home in need of refurbishment with a good sized corner plot in this ever popular leafy Bristol suburb.

- 3 bedroom semi detached house
- Large corner plot
- Requiring some modernisation
- Desirable location
- Living Room|
- Separate Dining Room
- Sun Room
- Family Bathroom

Location

Southwood Drive East is a quiet residential street situated in the highly desirable suburb of Coombe Dingle in north-west Bristol, offering a peaceful setting while remaining conveniently connected to the city centre and surrounding amenities. The area is particularly popular with families and professionals due to its green surroundings, strong local schooling and good transport links. The property lies close to the extensive parkland of Blaise Castle Estate, a historic estate with woodland walks, open fields, playgrounds and the historic Blaise Castle Folly. This provides excellent opportunities for outdoor recreation and contributes to the area's attractive, leafy character.

A range of local amenities can be found nearby on Westbury Lane and within the neighbouring areas of Sea Mills and Westbury-on-Trym, including convenience stores, cafés, healthcare facilities and everyday services. A local convenience store is within easy walking distance and additional supermarkets and shops are available within a short drive.

The area is well served by public transport, with regular bus services running along Southwood Drive and nearby routes providing access to the city centre. The closest railway station is Sea Mills railway station, approximately 2 km away, offering direct services into central Bristol and

connections to the wider rail network. Families benefit from a number of well-regarded schools within the surrounding area, including Our Lady of the Rosary Catholic Primary School, Bristol and St Bede's Catholic College, both rated "Good" by Ofsted and located within around 1–1.2 km of the property.

Accommodation

Please see the floorplan for room measurements and the property layout.

Ground Floor

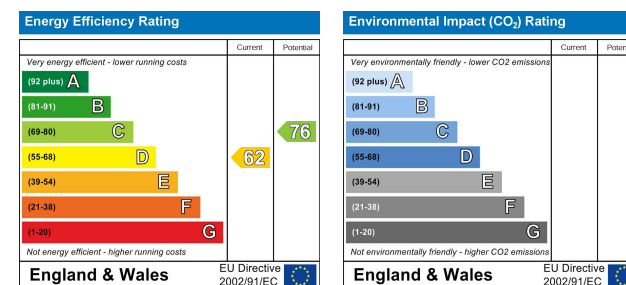
The ground floor accommodation provides a front facing living room with pleasant outlook, separate dining room and separate kitchen. There is also a delightful sun room.

First Floor

The first floor accommodation provides 3 good sized bedrooms and a family bathroom.

Gardens

The property provides a sizeable corner plot with superb potential to extend into.



Bristol

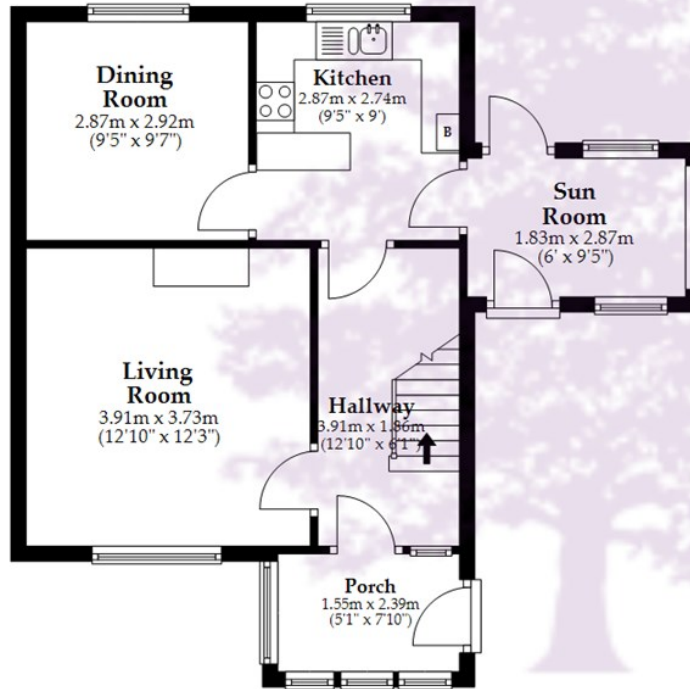
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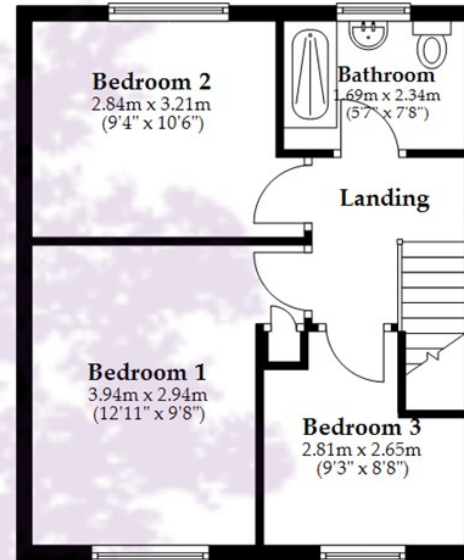
Ground Floor

Approx. 48.7 sq. metres (524.6 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.7 sq. feet)



Total area: approx. 87.8 sq. metres (945.3 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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