



20 West Town Road, Shirehampton, BS11 9NQ

£299,950

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS



## 20 West Town Road, Shirehampton, BS11 9NQ

Located on West Town Road in the vibrant city of Bristol, this charming end-terrace house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting three well-proportioned bedrooms, 1 which has under floor heating, this property is designed to accommodate the needs of modern family life.

Upon entering the spacious hallway, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining space. The large gardens surrounding the property provide a delightful outdoor retreat, perfect for children to play or for hosting summer gatherings.

The property includes a garage and parking space for up to three vehicles, a rare find in this bustling area, making it ideal for families with multiple cars.

Situated close to a variety of shops and schools, this home offers the perfect blend of convenience and community. With everything you need just a stone's throw away, you can enjoy the benefits of urban living while still having a peaceful haven to return to.

This great-sized family home is not to be missed and a prime location, making it an ideal choice for those looking to settle in Shirehampton.

The property is conveniently located for the Park and ride, the train station, the Portway Park and Ride and A4 taking you straight into Bristol City Centre and the M4/5, the nearby village shops in Shirehampton, schools, cafes and health centre.

The name derives from the area "West town" which was an industrial settlement in the 1840s and was originally known as West Town Lane.

Viewing is recommended to fully appreciate the large accommodation on offer here. Call, Click or Come in and visit our experienced sales team- /01172130333

Tenure: Freehold

Local Authority: Bristol Council

Council Tax Band: C

Services: Mains Water, Drainage, gas and Electric.

- 3 Bedroom End of terraced House
- Double Glazing and Gas Heating System
- Garage and Parking for Several Cars
- Under Floor Heating in Rear Bedroom
- Close to all Local schools and Shops
- Large Gardens to the Rear
- Seperate Reception Rooms
- Onward Chain Agreed

### Location

The property is conveniently located to all motorway links M4/5 and for the Portway Park and ride and the train station.

### Entrance Hallway

uPVC double glazed door leading into hallway, window to side aspect, stairs rising to first floor.

### Dining Room

12'7" x 12'1"  
Bay window to front aspect, radiator

### Sitting Room

11'1" x 11'1"  
uPVC double glazed patio doors leading into the rear garden,

### Kitchen

13'8" x 6'10"  
Window and door to side aspect. Fitted with a range of wooden wall and base units with roll top work surfaces. One and a half stainless steel sink unit with mixer tap over. Electric ceramic hob, electric double oven, plumbing for washing machine.

### First Floor Landing

Window to side aspect, access to loft space.

### Bedroom 1

13'0" x 9'8"  
Bay window to front aspect, radiator, fitted sliding wardrobes.

### Bedroom 2

11'1" x 12'0"  
Window to rear aspect, radiator, underfloor heating

### Shower Room

7' x 5'  
Window to rear aspect, corner shower cubicle, low level wc, pedestal sink, heated chrome towel rail.

### Bedroom 3

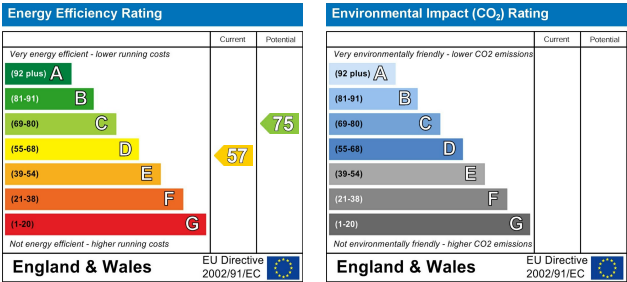
7'10" x 8'2"  
Window to front aspect, radiator

### Gardens

There are gardens to the front and rear. The rear are a good size and is mainly laid to lawn, it is enclosed by fence panelling and there is a summer house to chill in at the bottom

### Garage and Parking

There is a garage with power and lighting in and a pit for the car enthusiasts. There is also parking to the side for several vehicles.

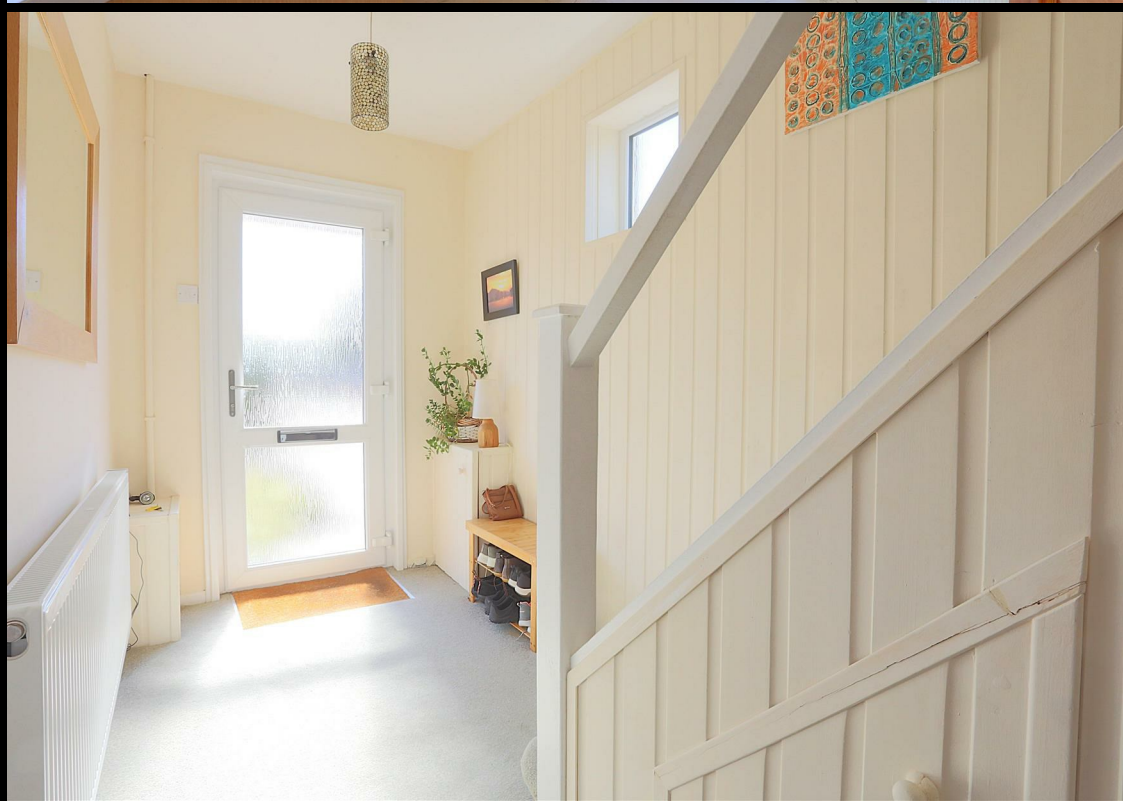


### Bristol

9 High Street, Shirehampton  
Bristol BS11 0DT  
01172 130333

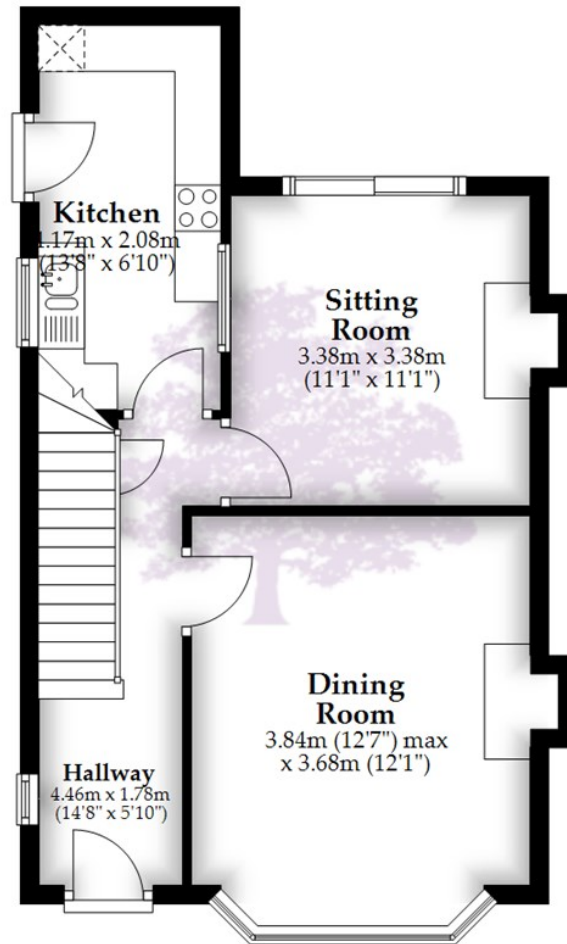
[www.goodmanlilley.co.uk](http://www.goodmanlilley.co.uk)



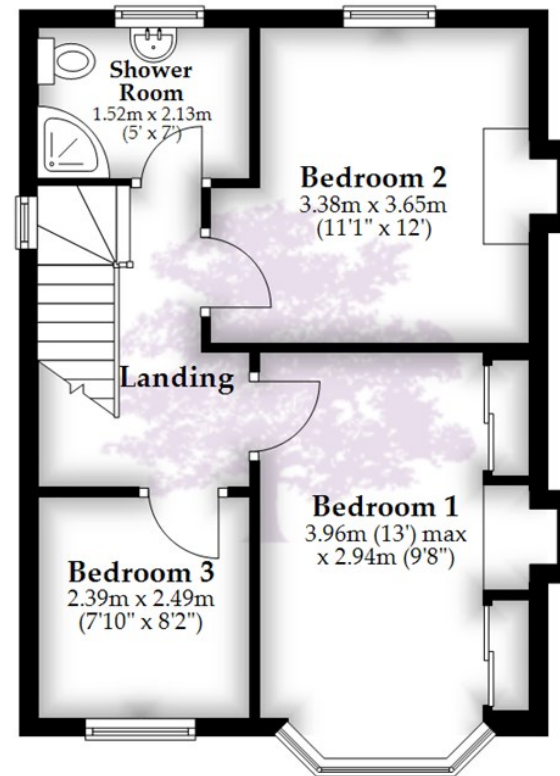




## Ground Floor



## First Floor



Total area: approx. 84.9 sq. metres (913.5 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.



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.