



MAGGS  
& ALLEN

164 SOUTHMEAD ROAD  
WESTBURY ON TRYM, BRISTOL, BS10 5DR  
Guide Price £525,000

An attractive, very well-presented and sympathetically extended 1930's 'Mock Tudor' style, three bedroom semi-detached family home (circa 910 Sq. Ft.) that enjoys a south/east facing rear garden and plenty of off street parking to the front.

The light and bright accommodation comprises of entrance hallway with storage cupboards, stylish living room with open fireplace and built-in cupboard. To the rear, the kitchen has been extended to create a superb entertainment area with breakfast bar, separate utility and downstairs shower room. The fitted kitchen includes oak worktops and matte slate grey cupboard, a spacious pantry and integrated appliances. To the first floor, there are three family sized bedrooms with exposed beam and a contemporary bathroom with four piece suite.

To the rear of the property is a south/east facing garden that measures circa 18m in length, accessed via sliding doors from kitchen/diner out onto a gravelled area, the rest of the garden is mainly laid to lawn with a range of mature shrubs and trees, decked seating area perfect for table and chairs, garden shed, outside tap, power point and gate providing side access.

Further benefits to the property include off-street parking for several cars, a Pod Point electric car charging point, new Vaillant boiler installed in 2018, garage, gas central heating and double glazing.

### Schools

Horfield Church of England Primary School approx. 0.50km

Badocks Wood E-ACT Academy approx. 0.68km

Westbury-On-Trym Church of England Academy approx. 0.87km

### Location

Westbury-on-Trym is a village on the outskirts of Bristol city centre dating back over a 1000 years. Named after the River Trym running through it, with a strong community feel, centred around The Holy Trinity Church. At the heart of the village is a war memorial where the three main shopping streets converge. The village boasts a good selection of local independent shops as well as cafes, banks, restaurants and family friendly pubs.

The village is ideally suited to the needs of growing families offering excellent local schools including Westbury-on-Trym Church of England Academy, Elmlea Infant School, Elmlea Junior School and Bristol Free School. The jewel in its crown has to be the ever-popular Canford Park - a family friendly recreational space with playground, tennis courts, football pitches and a bowling green.

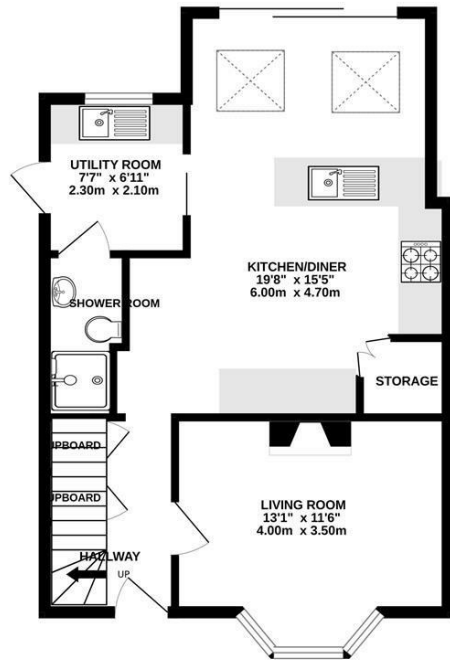
Well-known for its 1930s architecture and well-sized gardens, Westbury-on-Trym is a stones-throw from open green spaces of The Downs, just 3 miles from the city centre and providing excellent public transport and easy access to the motorway network and Cribbs Causeway shopping centre.

### Directions

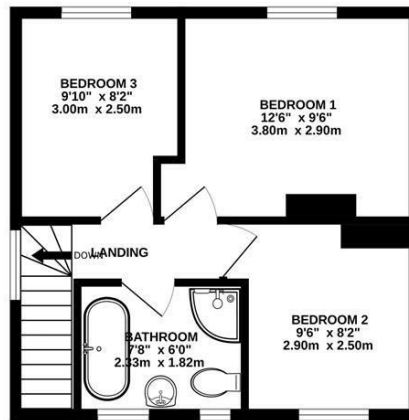
From the Maggs & Allen office on Northumbria Drive, continue straight onto Henleaze Road. At the roundabout, take the second exit onto Southmead Road. At the second roundabout, take the first exit and stay on Southmead. The property is located on the right hand side.



**GROUND FLOOR**  
538 sq.ft. (50.0 sq.m.) approx.



**1ST FLOOR**  
372 sq.ft. (34.5 sq.m.) approx.



**TOTAL FLOOR AREA : 910 sq.ft. (84.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- An Attractive 'Mock Tudor' Style Semi Detached Property
- Approx. 910 Sq.Ft.
- 3 Bedrooms
- South/East Facing Rear Garden
- Off Street Parking
- A Pod Point Electric Car Charging Point
- Gas Central Heating

**Guide Price:** £525,000

**Tenure:** Freehold

**Council Tax Band:**

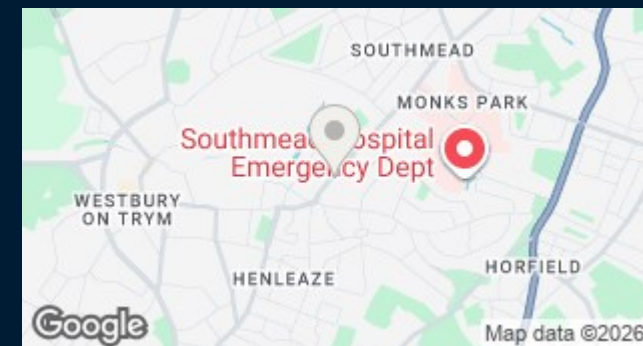
**EPC Rating:** D

**Local Authority:**

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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