



MAGGS
& ALLEN

10 SOUTHEY STREET
ST WERBURGH'S, BRISTOL, BS2 9RE
£535,000

A beautiful, modern four double bedroom home located in the heart of St. Werburgh's. Built in 2021 as part of the award-winning Brooks Dye Works development, this property offers a contemporary feel throughout, featuring spacious open-plan living, flexible accommodation, a southerly-facing rear courtyard, and secure off-street parking.

Ground Floor

The ground floor begins with an entrance hall that leads to a generous cloakroom (complete with a toilet, sink, tiled floor, and half-tiled walls). From the hall, you enter the bright, spacious open-plan living/kitchen space, which spans the entire width and depth of the home. The area features durable Karndean flooring throughout, remains beautifully light, and offers a versatile area for living and dining.

Bi-folding doors open fully onto the south-facing patio garden, while a discreet utility cupboard houses space and plumbing for a washing machine. The beautifully-fitted kitchen boasts Silestone work surfaces, an AEG induction hob, an undermount sink, and a range of integrated Smeg appliances, including an electric oven, microwave, dishwasher, and fridge/freezer.

First Floor

The first floor is home to two generous double bedrooms and the family bathroom. The larger of the two bedrooms is currently utilized by the owners as a second sitting room, providing excellent flexible accommodation and featuring a Juliet balcony overlooking Southey Street. The other double bedroom is currently set up as a guest room, and features fitted wardrobes.

The family bathroom is fitted with a contemporary three-piece suite: a toilet, sink, and a bath with a mains shower over. It features fully tiled walls and floors, complemented by a large mirror and a convenient vanity shelf.

Second Floor

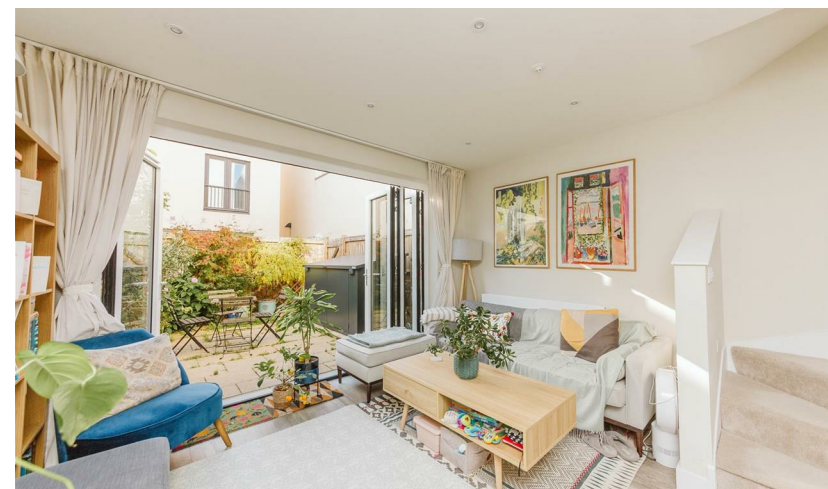
The second floor is a mirror-image of the first; offering a further two double bedrooms. The master bedroom is a great size, with fitted wardrobes and a Juliet balcony providing a southerly-aspect over the rear garden. From this space, the professionally-boarded loft can also be accessed, providing useful storage space. Bedroom 4 is currently utilised as a large office, with a skylight allowing for an abundance of natural light to flood the room.

Completing the floor is a shower room; with toilet, sink and a large shower cubicle.

The current owners have also installed air conditioning to the second floor, ensuring comfort on warmer days.

Externally

Side access is available from Southey Street, providing a convenient route to both the private garden and the secure undercroft parking, accessed via electric gates for peace of mind. The south-facing rear garden is fully laid to patio, creating a beautifully private, sun-drenched space that requires minimal upkeep and is ideal for outdoor dining.



Location

Sandwiched between Montpelier, Ashley Down and St. Pauls – St Werburgh's has a distinct character of its own.

Housing in St Werburgh's was largely built in the late 19th and early 20th centuries to accommodate the population growth due to Bristol's industrial expansion. Perhaps the most recognisable example of this is the partially still-standing Brooks Dye Works, which has recently been re-developed into a modern housing development. As a result, the property now boasts a range of Victorian, Edwardian, modern, and unique eco-friendly housing.

Today, St Werburgh's is known for its strong community spirit, eco-friendly initiatives and alternative culture. For families, Fairfield High and St Werburgh's Primary School are highly regarded, and the City Farm is a popular destination.

Food & drink in the area doesn't disappoint either; Better Foods, The Farm, Wiper & True, Namak are just a few of the popular go-to's in the area.

With an array of beautiful homes, popular cafes, pubs, and green spaces – the area has unsurprisingly become a popular destination for families and young professionals wanting to enjoy a central location with real charm.

Estate Charge

We understand there is an Estate Charge fee of £400 per annum.

Schools

E-Act Fairlawn Primary School - Distance: 0.19 miles

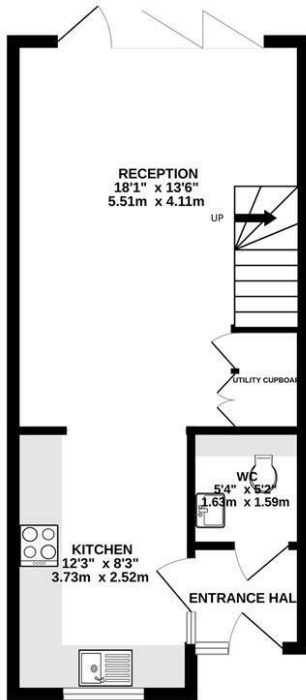
St Werburgh's Primary School - Distance: 0.32 miles

Fairfield High School - Distance: 0.55 miles

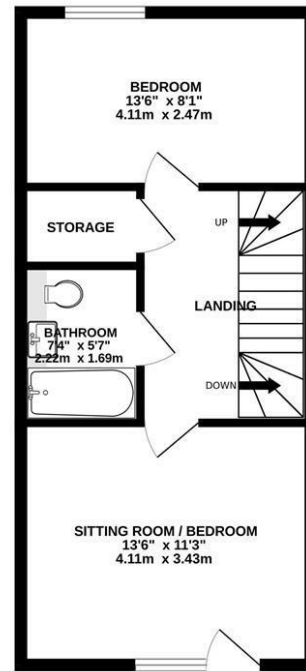
Montpelier High School - Distance: 0.56 miles



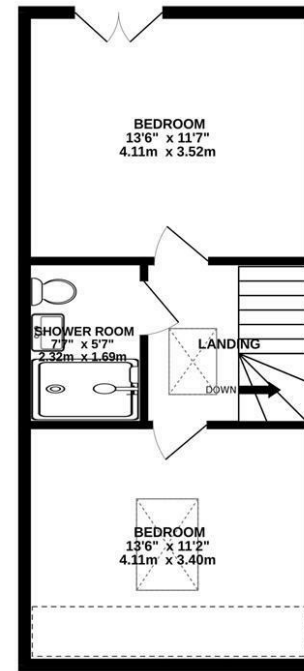
GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.7 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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- Four-bedroom, modern end-terrace home
- Built in 2021, as part of the award-winning Brooks Dye Works development
- Open-plan living/kitchen space with bi-folding doors to the garden
- Bright, flexible accommodation
- Two bathrooms and a downstairs WC
- Southerly-facing rear patio garden, with secure Asgard bike shed and side access
- Secure, gated under-croft parking
- Central air conditioning to the second floor, and Tado smart home heating system
- Solar panels
- Located in popular St. Werburgh's, close to amenities and transport links

Guide Price: £535,000

Tenure: Freehold

Council Tax Band: C

EPC Rating: A

Local Authority: Bristol City Council

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.

**MAGGS
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