



MAGGS  
& ALLEN

GARDEN FLAT, 40 STEVENS CRESCENT  
TOTTERDOWN, BRISTOL, BS3 4UH  
£235,000

Occupying the lower ground floor of an attractive, double bay-fronted Victorian building comes this generous, one-bedroom garden apartment. Situated on a popular road in Totterdown, a stone's throw from Victoria Park.

## Property Description

From Stevens Crescent, a few steps descend to the front door of the property - which benefits from its own private entrance. From here, a welcoming entrance hall provides access to the accommodation.

The living space is situated towards the rear of the flat, and boasts generous proportions plus a large window overlooking the rear garden. This flows through to a tastefully-decorated kitchen comprising a range of base and wall-mounted units with solid wood worktops and ample space for a range of free-standing appliances. Windows to dual aspects ensure that the space is well-lit throughout the day, and a uPVC door provides level access to the garden.

To the front elevation, you will find a large, bay-fronted double bedroom - offering space for a range of furniture and a desk if required.

Completing the accommodation is a beautiful, well-designed shower room encompassing a toilet, floating sink with vanity unit and a shower cubicle with a fluted glass screen.

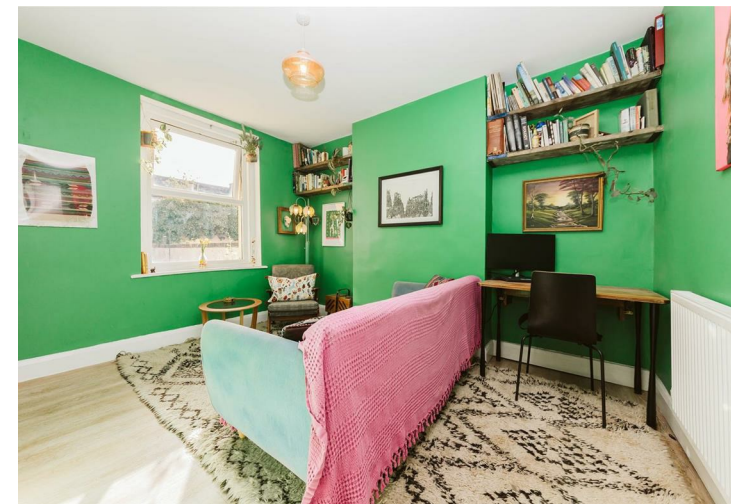
The rear garden is private, south-westerly facing and enjoys sunlight throughout the day. Primarily laid to lawn, the space also benefits from a decked area for entertaining.

## Location

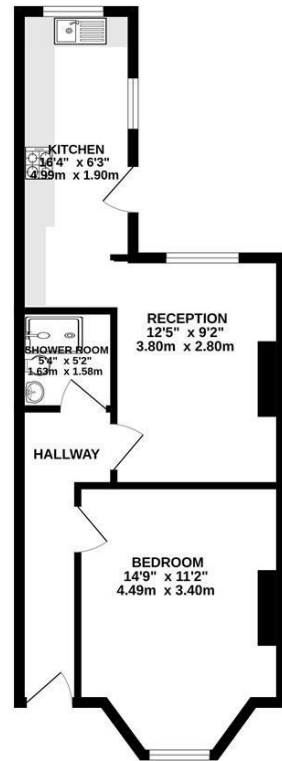
Totterdown is a colourful, hillside neighbourhood just south of Bristol's city centre, known for its steep streets lined with brightly painted Victorian terraces. Perched above the River Avon, it offers sweeping views across the city while maintaining a cosy, community-focused feel. Independent cafés, pubs, and small creative businesses give the area a lively character, and nearby Victoria Park provides green space for locals to relax. Totterdown's mix of charm, accessibility, and artistic flair has made it a popular choice for young professionals, families, and anyone drawn to its distinctive, vibrant streetscape.

## Tenure

We have been advised that there are 995 years remaining on the lease. There is no ground rent or service charge. We have been advised that building insurance is approx. £228 per annum.



GROUND FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 442 sq.ft. (41.0 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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- A one bedroom garden apartment in a popular location
- A private, south westerly facing garden
- Stunning shower room and bright kitchen
- Close to Victoria Park and Wells Road
- In great decorative order
- Long lease and favourable terms

**Guide Price:** £235,000

**Tenure:** Leasehold - Share of Freehold

**Council Tax Band:** A

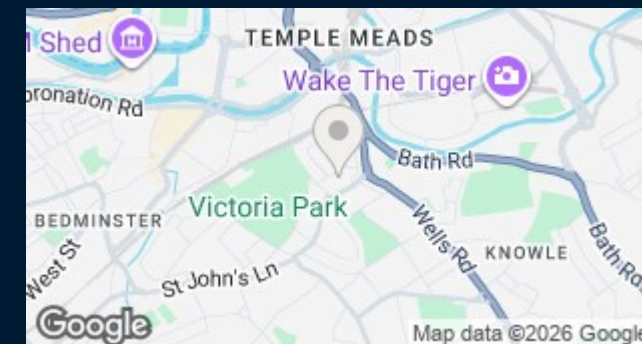
**EPC Rating:** E

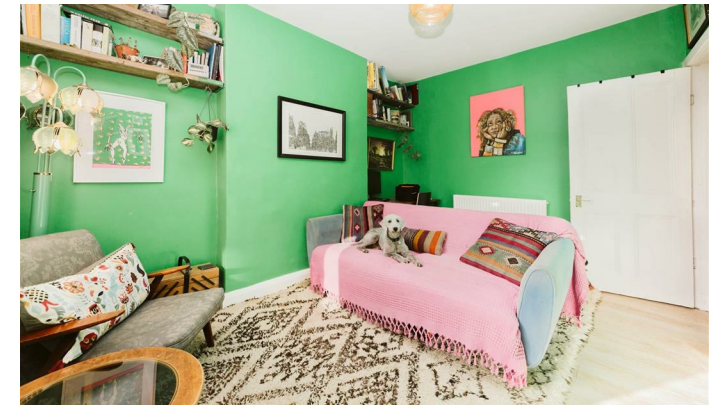
**Local Authority:** Bristol City Council

**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. Please contact the office to confirm any details.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW  
0117 949 9000  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk) | [agency@maggsandallen.co.uk](mailto:agency@maggsandallen.co.uk)



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