



MAGGS
& ALLEN

FIRST FLOOR FLAT, 12 EASTFIELD ROAD
WESTBURY-ON-TRYM, BRISTOL, BS9 4AD
£350,000

Occupying the entire first floor of a charming Victorian townhouse, this refurbished property offers village views and includes an allocated parking space at the rear. Offered with no onward chain.

Summary

This two-bedroom, first-floor flat is well-located in a quiet spot, just a short walk from Westbury-on-Trym village.

Upon entering through the communal front door, stairs lead to the first-floor landing and the flat's private entrance. The hallway provides access to all rooms and features built-in storage. The spacious, open-plan living room is about 18 ft wide, offering ample space for both living and dining. It includes a fireplace and a sash window at the rear, providing views over Westbury-on-Trym village. This room flows into the fitted kitchen, which has wall and base units, work surfaces, a sink unit, built-in cooking appliances, and space for a washing machine and dryer. A sash window to the front and fitted flooring complete this area.

The flat has two double bedrooms. The main bedroom is a good size, with a sash window to the rear offering village views. The second double bedroom has a sash window to the front. The fitted shower room includes a three-piece suite with a low-level WC, wash basin, and a walk-in shower cubicle. The location is convenient, with Westbury-on-Trym village, featuring shops, cafes, and restaurants, just a short walk away. Durdham Downs and Whiteladies Road are also easily accessible. Viewing is recommended. Please refer to the floorplan for detailed room measurements and layout.

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.

Schools

Redmaids' High School - Distance: 0.15 miles

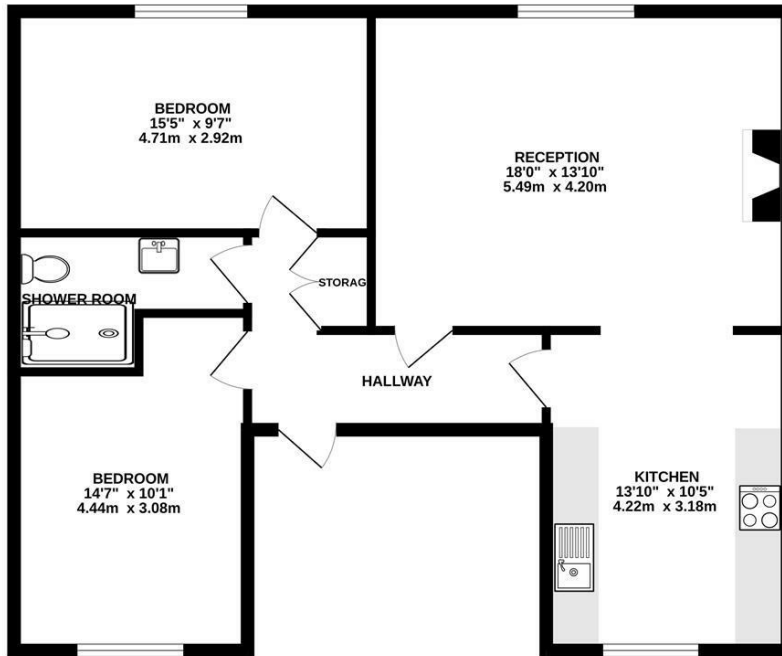
Westbury-On-Trym Church of England Academy - Distance: 0.26 miles

E-Act St Ursula's Academy - Distance: 0.33 miles

Badminton School - Distance: 0.45 miles



FIRST FLOOR
795 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.8 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 for 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.
Made with Metropix ©2025



- A generously proportioned (measuring approx. 875 sq.ft.) balcony flat
- Fully refurbished throughout
- Two double bedrooms
- Sizeable open-plan living space opening into modern kitchen
- Far-reaching, elevated views from the balcony
- Neutral decor
- Allocated off-street parking to rear
- Share of Freehold
- Close to Westbury-on-Trym Village
- Offered with no onward chain

Guide Price: £350,000

Tenure: Share of Freehold

Council Tax Band: B

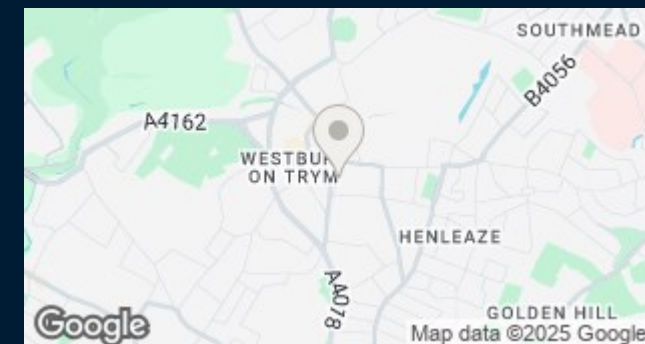
EPC Rating:

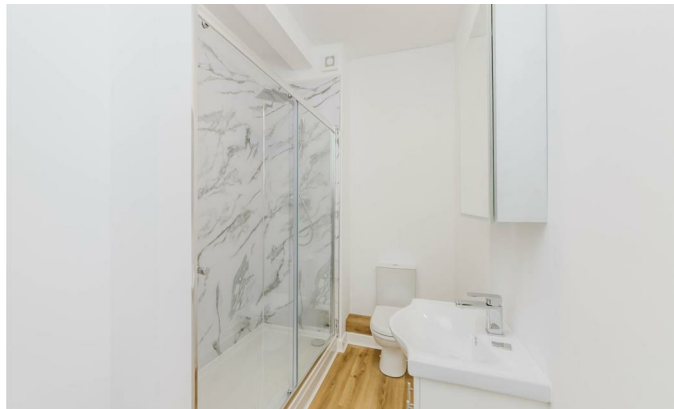
Local Authority: Bristol City Council

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 | agency@maggsandallen.co.uk



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.