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73 SOUTHWOOD AVENUE  
COOMBE DINGLE, BRISTOL, BS9 2QN  
£340,000

A deceptively-spacious, three bedroom family home benefiting from a south-easterly facing rear garden, newly-fitted kitchen, modern bathroom and generous living space. Offered to the market with no onward chain.

### Approach

A communal parking area provides un-allocated parking on a 'first come, first serve' basis to residents. A footpath runs adjacent to the parking area, with a few shallow steps leading to the front door of the property, as well as an external storage cupboard.

### Ground Floor

A welcoming entrance hall provides access to the principal rooms, staircase, ground floor WC and a large storage cupboard for coats and shoes.

At the rear of the property, and spanning the width of the house, is a sizeable reception room providing ample space for living and dining, with a uPVC door opening onto the rear patio. An internal door provides access to a useful boot room/utility, which also opens to the garden.

Completing the ground floor accommodation is a newly-fitted kitchen, comprising a range of base and wall-mounted units with two-tone, shaker style fronts and quartz effect worktops. Integrated appliances include a dishwasher, washing machine, stainless steel sink and extractor fan. A free-standing electric cooker is also included.

### First Floor

Ascending to the first floor, you will find three generous bedrooms and a family bathroom.

The main bedroom is a well-sized double, and includes fitted wardrobes with smoked-glass sliding doors. The second bedroom is also a double, and benefits from far-reaching views across the locality and beyond. Bedroom 3 is a large single, and could also serve as an excellent home office or study.

Sitting at the front of the house is a fully-tiled, modern four-piece bathroom comprising a toilet, sink, separate bath and corner shower unit.

### Rear Garden

The property benefits from a south-easterly facing patio garden, with rear access leading to Southwood Avenue. Enjoying sunlight throughout the day, the garden provides a range of seating areas - ideal for entertaining - as well as a range of well-manicured raised beds and borders.



## Location

Coombe Dingle is a suburban area located in the northwest of Bristol, nestled between the larger neighborhoods of Henleaze, Westbury-on-Trym, and Stoke Bishop. This picturesque district is characterized by its leafy residential streets, green spaces, and close proximity to the natural beauty of the nearby Blaise Castle Estate and the River Trym.

Coombe Dingle is known for its tranquility and charm, offering a more peaceful, semi-rural atmosphere compared to the hustle and bustle of central Bristol. The area features a mix of housing, from traditional 20th-century homes to modern developments, making it an attractive location for families and professionals alike.

Bristol's famous University of Bristol sports facilities, such as the Coombe Dingle Sports Complex, are also located here, offering a range of outdoor sports and recreation. With its easy access to major roads like the M5 motorway and nearby public transport links, Coombe Dingle is well-connected to the rest of the city, providing a perfect blend of convenience and serenity.

## Schools

Our Lady of the Rosary Catholic Primary School, Bristol - Distance: 0.69 miles

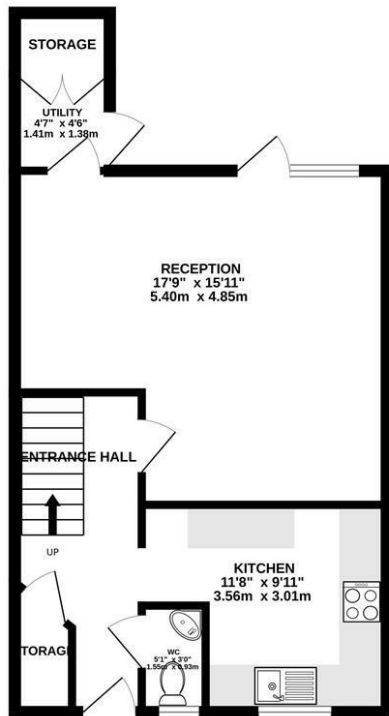
St Bede's Catholic College - Distance: 0.74 miles

Sea Mills Primary School - Distance: 0.82 miles

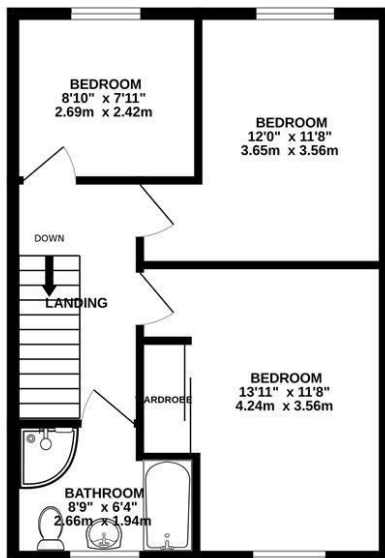
Blaise High School - Distance: 1.1 miles



**GROUND FLOOR**  
491 sq.ft. (45.6 sq.m.) approx.



**1ST FLOOR**  
458 sq.ft. (42.6 sq.m.) approx.



**TOTAL FLOOR AREA : 949 sq.ft. (88.2 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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- Three bedroom family home
- Newly-fitted kitchen with integrated appliances
- Four-piece family bathroom and ground floor WC
- Generous, full-width living space with a door to the rear garden
- South-easterly facing patio garden
- Sizeable bedrooms, with fitted wardrobes to the master
- Communal parking area, providing off-street parking on a 'first come, first serve' basis
- Situated on a quiet, popular road in Coombe Dingle
- Offered to the market with no onward chain

**Guide Price:** £340,000

**Tenure:** Freehold

**Council Tax Band:** C

**EPC Rating:** C

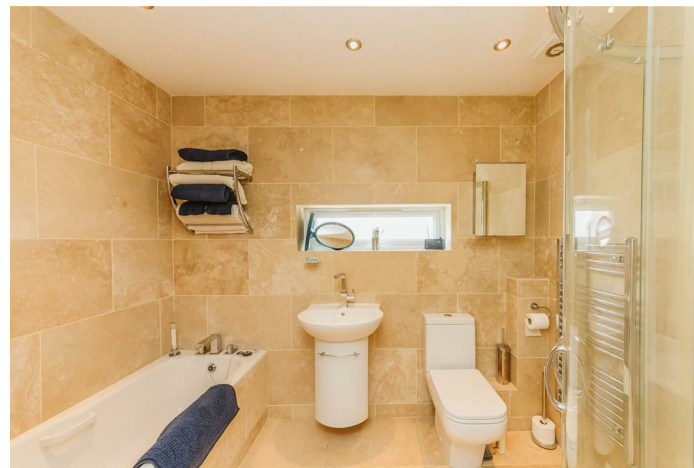
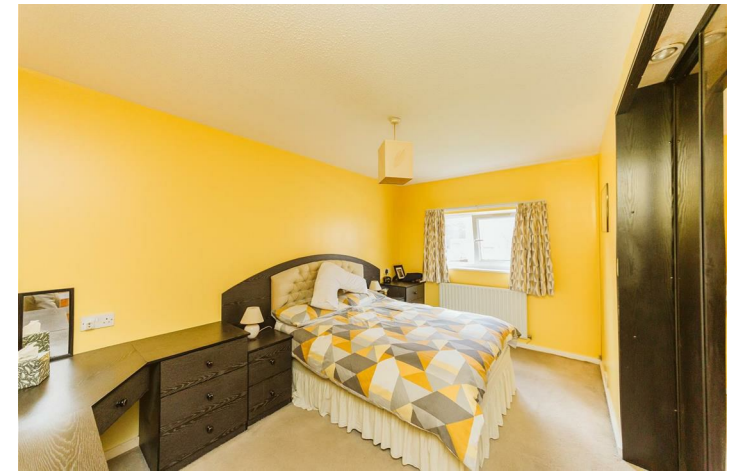
**Local Authority:** Bristol City Council

**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 & ALLEN**





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