



MAGGS  
& ALLEN

76 SOMERMEAD  
BEDMINSTER, BRISTOL, BS3 5QS  
£395,000

A well presented three-double-bedroom home situated in a sizable corner plot on Somermead, Bedminster. Offering well proportioned rooms, south and west facing gardens and off street parking.

#### Ground Floor

Upon entering the property you are greeted by a spacious living room with wood effect flooring and exposed brick chimney breast complete with a long burning stove.

The kitchen/diner is bright and airy comprising a range of wall and base mounted units with work surfaces and space for appliances. Features include the gorgeous Victorian-style tiled flooring, large range oven, Belfast sink and French doors opening to the south facing rear garden.

#### First Floor

The first floor encompasses a light landing space, three double bedrooms and a stunning shower room. The master bedroom includes wall to wall integrated wardrobes and the shower room consists of a large shower cubicle, sink with vanity unit beneath, heated towel rail and toilet.

#### Externally

This home is well positioned within its plot benefitting from front, side and rear gardens. The sunny rear garden is partially patioed and south facing, adjacent to this is the west facing side garden. Lastly, you will find a shed for storage and off street parking for two vehicles.

#### Location

Situated on the south side of Bristol, bordering Southville, Windmill Hill, and Bedminster Down, Bedminster is a popular spot, known for its lively vibe and how it's been done up a bit recently. North Street's the main drag, a proper hub with all sorts of grub spots, pubs, cafes, and independent shops, which makes it a good shout for all sorts of folk.

For families, there are decent schools about, like Ashton Gate and Southville Primary, and Ashton Park School. You've also got your green spaces, like Victoria Park and Windmill Hill City Farm, for a bit of fresh air. Getting about's not a bother either, with its own train station for getting to places, and good bus and bike routes into Bristol city centre. You'll see a lot of Victorian terraces, plus some houses from the 30s and new builds popping up, so there's a fair mix of places to live.

#### Schools

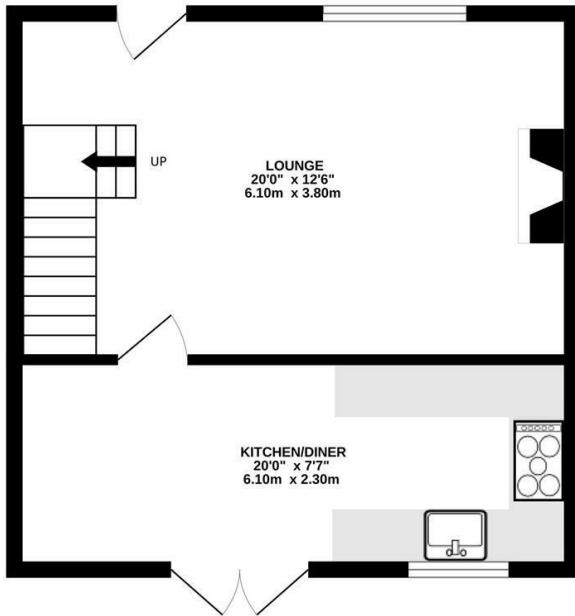
Parson Street Primary School - Distance: 0.21 miles

Oasis Academy Marksbury Road - Distance: 0.43 miles

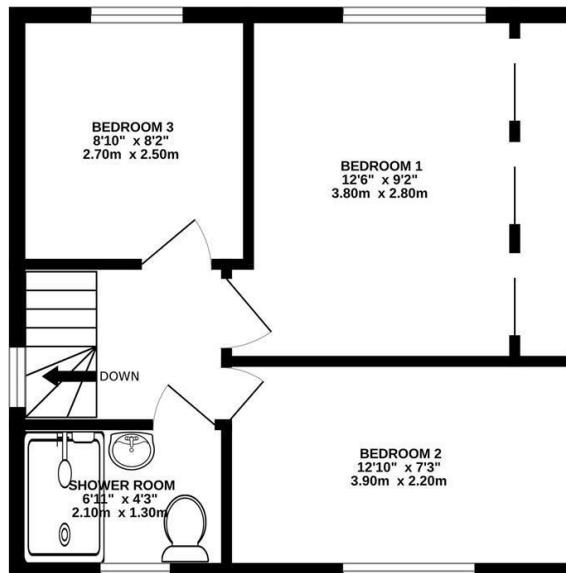
Oasis Academy Temple Quarter - Distance: 1.04 miles



**GROUND FLOOR**  
394 sq.ft. (36.6 sq.m.) approx.



**1ST FLOOR**  
401 sq.ft. (37.2 sq.m.) approx.



**TOTAL FLOOR AREA : 794 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 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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- Semi-detached family home
- Generous plot size
- Three double bedrooms
- Off street parking
- Well presented throughout
- Front, side and rear gardens
- Stunning shower room
- Bright and airy kitchen/diner

**Guide Price:** £395,000

**Tenure:** Freehold

**Council Tax Band:** B

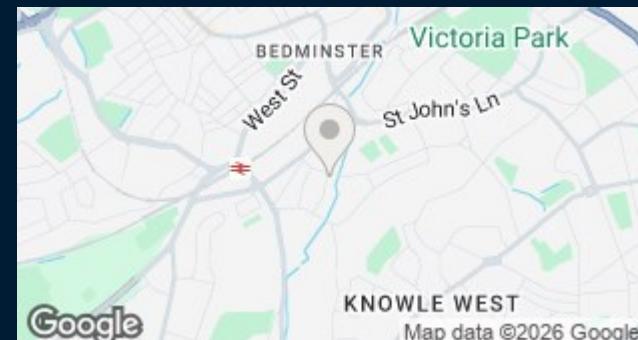
**EPC Rating:** D

**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.





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