



**SARAH CLARK**  
PROPERTY CONSULTANTS

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BELMONT ROAD, BRISTOL, BS6 5AN

Viewing Day Saturday 11th July - please call the office to book your appointment.

Situated on a desirable residential road in ever-popular St Andrews, this beautifully presented four-bedroom period home includes a large basement studio room and offers an exceptional blend of character, space and flexibility.

The raised ground floor is the heart of the home, featuring an elegant bay-fronted sitting room with high ceilings, intricate cornicing and a beautiful period fireplace, creating a bright and welcoming living space. To the rear is a superb open-plan kitchen and dining room, ideal for both everyday family life and entertaining.

On the first floor are three well-proportioned bedrooms, including an impressive principal bedroom spanning the full width of the property with a large bay window, and great views across Bristol. Two further bedrooms provide excellent accommodation for children, guests or a home office, all served by a modern family shower room.

The lower ground floor offers a particularly versatile studio room with its own kitchenette and shower room. Benefiting from both internal access from the main house and a separate entrance from the front garden, this flexible space is ideal as a home office, guest accommodation, or for multi-generational living.

Outside, the attractive paved rear garden provides a low-maintenance space for outdoor dining and entertaining, while to the front the property benefits from the rare advantage of off-street parking for two vehicles.

St Andrews is one of Bristol's sought-after neighbourhoods, popular with young families. The property is a short walk from St Andrews Park and the vibrant Gloucester Road, renowned for its excellent independent cafés, restaurants, shops and everyday amenities. Excellent schools, transport links and easy access to Bristol City Centre complete the appeal of this home.



## Features

- Beautifully presented period family home
- Three bedrooms plus studio room
- Spacious kitchen dining room
- Elegant bay-fronted sitting room
- Modern family shower room
- Attractive low-maintenance garden
- Off-street parking
- St Andrews location



#### **Sitting Room**

20'4" x 15'7" (6.21 x 4.76)

An elegant bay-fronted reception room featuring high ceilings, ornate corning, a beautiful period fireplace and plenty of natural light.

#### **Kitchen/Dining Room**

20'4" x 12'11" (6.21 x 3.96)

A spacious open-plan kitchen and dining room fitted with a range of storage units, appliances including double oven, large fridge freezer, washing machine and dishwasher. This is a great sized room with ample space for family dining and entertaining.

#### **Bedroom One**

19'1" x 15'7" (5.84 x 4.76)

A generous bay-fronted double bedroom spanning the full width of the property, with fabulous views over Bristol, offering excellent natural light and plenty of built-in storage.

#### **Bedroom Two**

11'4" x 10'11" (3.46 x 3.33)

A well-proportioned double bedroom overlooking the rear of the property, ideal as a guest room or children's bedroom.

#### **Bedroom Three**

8'4" x 10'2" (2.55 x 3.10)

A comfortable single bedroom, perfect as a nursery, home office or study.

#### **Shower Room**

Modern family bathroom comprising a walk-in shower, wash hand basin and WC.

#### **Studio Room**

14'4" x 19'6" (4.38 x 5.95)

A superb and versatile lower ground floor studio with independent access from the front garden as well as internal access from the house, making it ideal for multi-generational living, a home office or spacious guest accommodation.

Kitchenette:

Convenient kitchenette serving the studio, fitted with base units, worktop and sink.

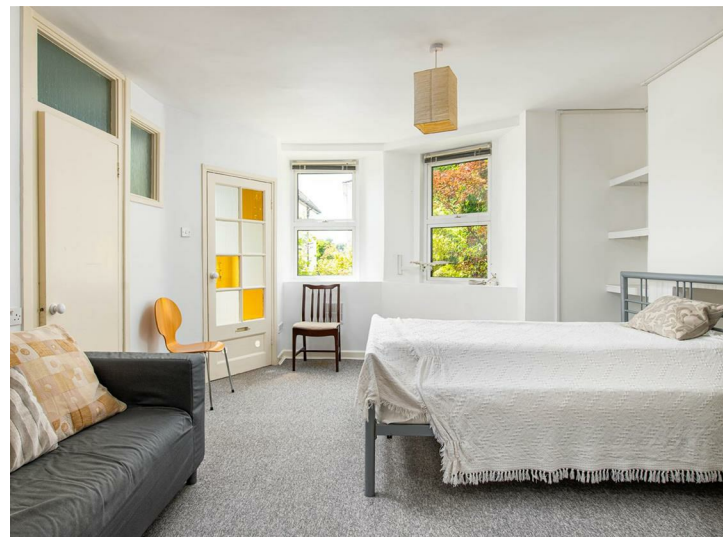
Shower Room:

Well-appointed shower room with shower enclosure, wash hand basin and WC.

#### **Outside**

To the front of the property off-street parking for potentially two cars.

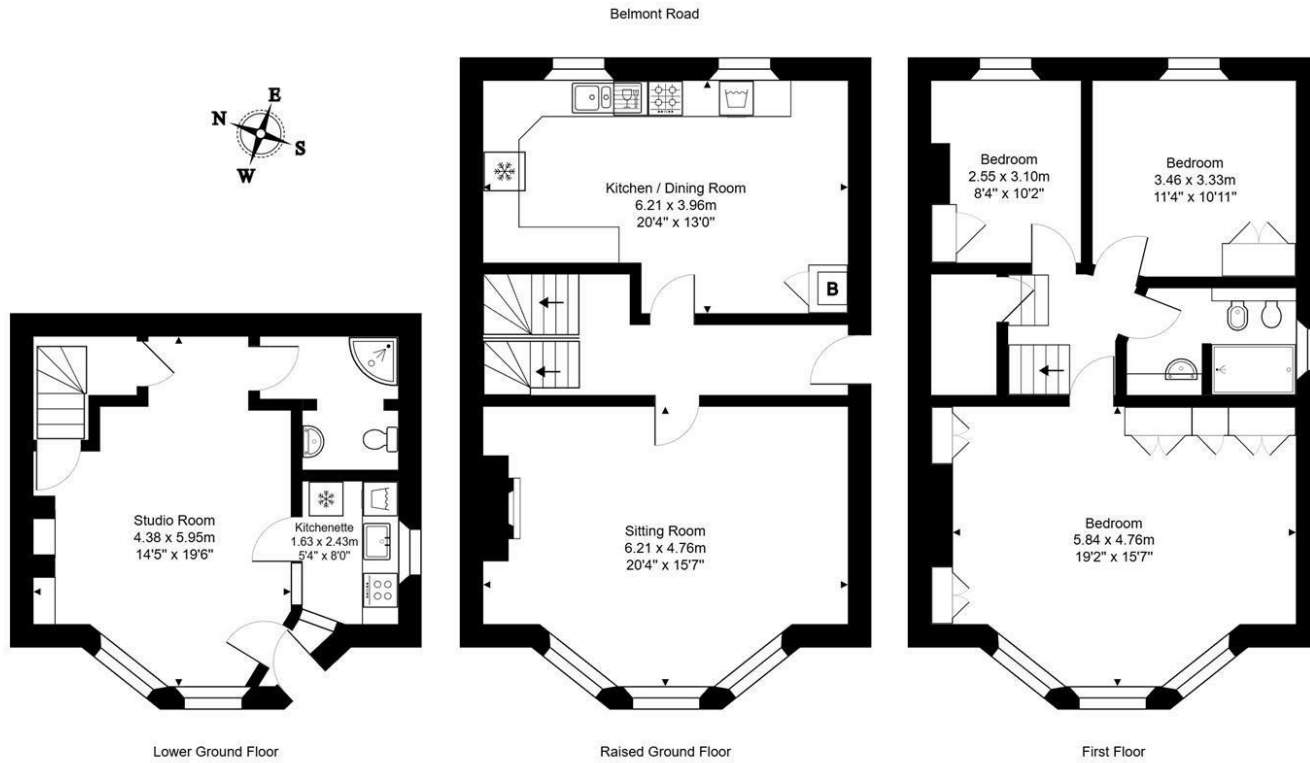
To the rear of the property is a pretty paved garden surrounded by mature shrubs.



TENURE  
FREEHOLD

SERVICES  
Mains

LOCAL AUTHORITY  
Bristol City Council



Total Area: 154.2 m<sup>2</sup> ... 1660 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(12 plus) <b>A</b>	(81-91) <b>B</b>			(82 plus) <b>A</b>	(81-91) <b>B</b>		
(79-80) <b>C</b>	(55-66) <b>D</b>			(69-80) <b>C</b>	(65-88) <b>D</b>		
(39-54) <b>E</b>	(21-38) <b>F</b>			(39-54) <b>E</b>	(21-38) <b>F</b>		
(1-20) <b>G</b>	Not energy efficient - higher running costs			(1-20) <b>G</b>	Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.