



Leighton Road  
Southville  
Bristol



# 6 LEIGHTON ROAD, SOUTHVILLE, BRISTOL, BS3 1NT

## SUMMARY OF ACCOMMODATION

6 Leighton Road is a beautifully presented four-bedroom Victorian terraced home, tastefully refurbished by the current owners to an exceptional standard throughout. Arranged over three floors, the property combines period charm with contemporary finishes and offers flexible accommodation ideally suited to modern family living. Over the past few years the owners have comprehensively improved the house; relandscaping the rear garden, rendering the rear exterior wall, installing a new kitchen and bathroom and reconfiguring the master bedroom to include an en-suite. In addition, they have improved access to the loft room creating a hugely versatile family space ready to move straight into.

An attractive entrance hall features a graceful archway leading past the sitting room and through to the rear of the property. The sitting room enjoys large sash windows, elegant cornice work, and a lovely log-burner, creating a warm and inviting space filled with natural light. Beyond the beautiful period archway lies the second reception room, currently used as a playroom, with floor-to-ceiling cabinetry and direct access to the rear garden through glazed doors — a versatile space ideal for family use or entertaining.

The kitchen is superbly fitted with quartz worktops, SMEG five-ring induction cooker, Bertazzoni fridge-freezer, and Bosch dishwasher, offering generous storage and dining space beneath abundant natural light. A separate utility room provides additional storage, plumbing for laundry appliances, a useful WC with heated towel rail, and a window for ventilation.

Upstairs, the family bathroom is fully refurbished and finished to a high specification, including a bath with overhead shower, tasteful wall tiling, and vanity storage. The principal bedroom spans the full width of the property and benefits from five large sash windows into the bay, providing excellent natural light and an airy, open feel. The room includes a smart en-suite shower room with heated towel rail and modern fittings. The second bedroom is a well-proportioned double with ample space for wardrobes; while the third bedroom, accessed from the half-landing, offers similar flexibility and an attractive outlook over the garden, ideal as a child's bedroom or nursery, or home office. Ascending to the top floor, a spacious loft room is currently used as a generous double room with two Velux windows and a further picture window to the rear, providing far-reaching city views and ample eaves storage. The space is perfect as an additional guest bedroom and additional home office. Throughout the house displays a consistent attention to detail, high-quality finishes, and excellent natural light.

Outside, the property enjoys a recently landscaped south-west-facing garden, directly accessible from the kitchen and second reception room. The garden is low-maintenance, laid with astroturf and flagstone paving, and bordered by a flower bed ready for planting — ideal for al-fresco dining, entertaining, or children's play.

There is rear gate affording direct pedestrian access to a lane at the rear of the property.

## LOCATION

Situated on one of Bristol's most sought-after streets, Leighton Road is a delightful, quiet location with a vast array of open green spaces nearby, including Dame Emily Park, Ashton Court Estate, and Greville Smyth Park. This excellent home is in close proximity to Wapping Wharf and Bristol Temple Meads train station. The area is also well-equipped with schools and local amenities, with Southville Primary School nearby. North Street offers popular bars, cafes, and restaurants such as the Tobacco Factory, The Spotted Cow, and The Malago.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces. There is a rich history which can be seen throughout the city, in particular Brunel's Suspension Bridge, the SS Great Britain, Concorde and the Historic Harbourside. The harbourside offers a wealth of restaurants and bars as well some fascinating Museums and landmarks representing Bristol's historical significance. For the more active there is sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave".

## USEFUL INFORMATION

**Tenure** – Freehold

**Local authority** - Bristol Authority Council

**Council tax band** - C - £2,412.17 per annum

**Services** - All mains services

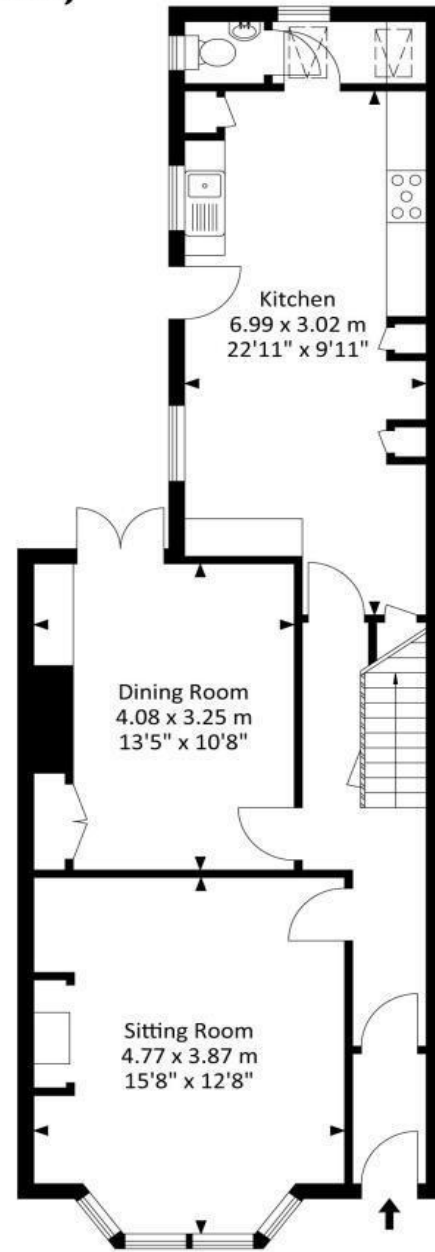
**Broadband speeds** - Up to 1,800 mbps download - 220 mbps upload

**Mobile signal** - Likely with EE, 02, Vodafone and Three

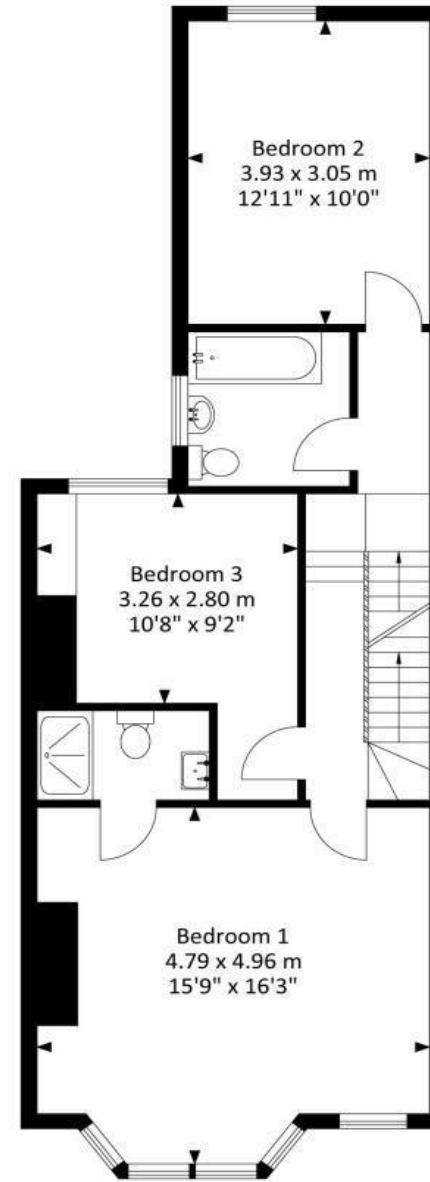
**EPC** - Currently D 66 with a potential of 85 B

# Leighton Road, Southville, Bristol BS3 INT

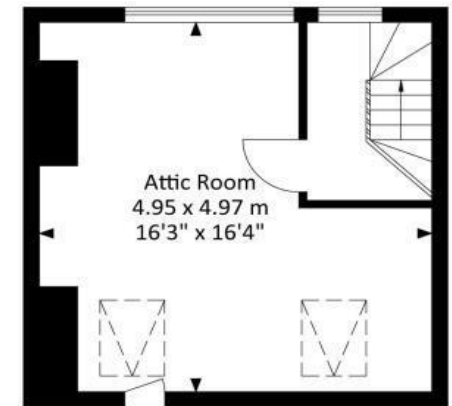
Approx. Gross Internal Area  
1610.70 Sq.Ft - 149.60 Sq.M



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

### IMPORTANT NOTE

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**ESTATE AGENTS**  
**28 Princess Victoria, Clifton, Bristol**  
**BS8 4BU**  
**Tel: (0117) 973 1516**  
**Website: [www.hydes.co.uk](http://www.hydes.co.uk)**  
**Email: [post@hydes.co.uk](mailto:post@hydes.co.uk)**

