



40 Somerset Street  
Kingsdown  
Bristol

# 40 SOMERSET STREET, KINGSDOWN, BRISTOL, BS2 8LY

## SUMMARY OF ACCOMMODATION

**A FABULOUS TERRACED TOWNHOUSE PRESENTED TO THE MARKET IN EXCELLENT CONDITION, WITH FLEXIBLE ACCOMMODATION ARRANGED OVER THREE FLOORS, WITH A CHARMING LANDSCAPED GARDEN ENJOYING A WONDERFUL SOUTHERLY ASPECT AND FAR REACHING VIEWS TO THE REAR.**

Built in circa 1780, Somerset Street is in the heart of Bristol's first suburb, Kingsdown, which was created once wealthy Bristolians could use carriages to commute to the City Centre and Bristol Docks. An interesting fact is that Kingsdown is called Kingsdown because during the Civil War in the 17th Century the King's Calvary exercised their horses on the Downs, hence the name "Kingsdown".

The well appointed accommodation is arranged over three floors, and currently comprises of a well appointed kitchen/breakfast room on the lower ground floor with direct access to the South facing walled garden, and a generous dining room. The lower ground floor also benefits from a shower room with WC and washbasin, as well as a separate utility room. The Hall Floor is a delight with large windows allowing natural light to flood into the sitting room to the front, and the drawing room to the rear that enjoys the far reaching views across the cityscape. There is also a storage room with window to the rear aspect. The first floor offers the master bedroom, which again enjoys an abundance of natural light, as well as an ensuite shower room with WC and washbasin. There is a separate family bathroom that services two further bedrooms to the rear aspect.

Outside is the aforementioned walled garden to the rear, that is mainly laid to lawn and landscaped offering two patio areas to follow the sun throughout the day. In particular one is accessed directly from the kitchen/breakfast room offering any discerning buyer the opportunity to live an "al-fresco" lifestyle with the fabulous cityscape backdrop.

## USEFUL INFORMATION

**Tenure** – Freehold

**Local authority** – Bristol City Council

**Council tax band** – E (£3,316.72 for 2026/2027)

**Services** - All mains services

**EPC Rating**- C (70) with the potential of C (80)

**Broadband** – Ultrafast with up to 10,000 Mbps download and upload available.

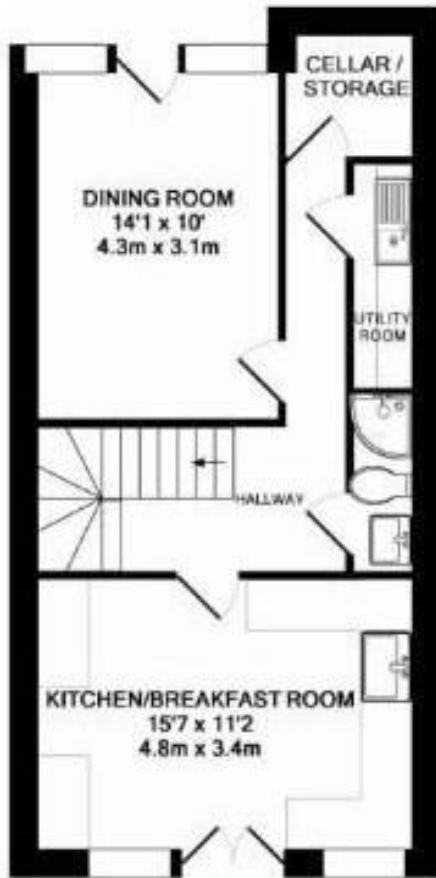
**Mobile Phone Coverage** – Good outdoor and Indoor, Variable indoor for EE, 02, Vodafone and Three.

## LOCATION

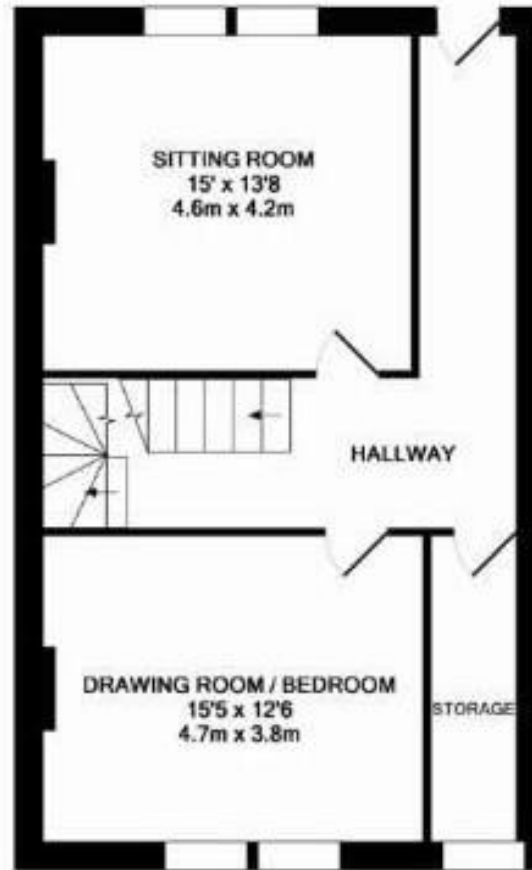
Situated in the well-regarded conservation area within the fashionable suburb of Kingsdown in an elevated position above the City of Bristol, within ½ a mile of the City Centre. A wide selection of amenities are on offer within the locality as well as a choice of schooling in both state and private sectors. Bristol's M4/M5 motorway network can be reached from the M32 link road, which is approximately ½ a mile away. A choice of Temple Meads and Parkway main line railway stations offer direct access to London's Paddington and are both located within three miles.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the Ashton Court Estate, as well as Durdham Downs. There is a rich history which can be seen throughout the city, particularly Brunel's Suspension Bridge, the SS Great Britain, Concorde and the Historic Harbourside. The harbourside is a short walk and offers a wealth of restaurants and bars, for the more active there is sailing and windsurfing at Baltic Wharf and even surfing at "The Wave".





LOWER FLOOR  
APPROX. FLOOR  
AREA 494 SQ.FT.  
(45.9 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 622 SQ.FT.  
(57.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 626 SQ.FT.  
(58.2 SQ.M.)

**TOTAL APPROX FLOOR AREA 172M2 EQUATING TO 1,850 SQFT**

**IMPORTANT NOTE**

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