



Westfield Place
Clifton
Bristol

10 WESTFIELD PLACE, CLIFTON, BRISTOL, BS8 4AY

SUMMARY OF ACCOMMODATION

A delightful Early Victorian townhouse in an extremely desirable and quite street in the heart of Clifton Village that enjoys a wonderful community. The three bedroomed accommodation has been completely refurbished to the highest of standards by the current owners, boasting comfortable proportions, and full of charming period features.

The well appointed accommodation is arranged over four floors, and currently comprises of an open plan kitchen dining room on the lower ground floor with direct access to the front South facing walled courtyard. The owners have created a fabulous space with flagstone floors complemented by a contemporary newly fitted kitchen.

The Hall Floor is a delight with large windows allowing natural light to flood into the sitting room, which offers open access to a study/dayroom, and also provides access to the rear patio garden.

The first floor offers the master bedroom, which again enjoys an abundance of natural light, as well as a beautifully appointed bathroom with a white suite comprising of a claw foot bath, separate contemporary shower cubical, WC and pedestal wash basin. The top floor houses two further bedrooms, which are both doubles, and again are very light and bright.

To the front is a secluded private garden that is mainly laid to lawn with mature trees, shrubs, and plants that benefits from a Southerly aspect and offers a pleasant space to enjoy an Al Fresco lifestyle.

USEFUL INFORMATION

Tenure – Freehold

Local authority – Bristol City Council

Council tax band – E (£3,158.10 for 2025/2026)

Services - All mains services

EPC Rating- D (64) with the potential of C (79)

Broadband – Ultrafast up to 1800 Mbps

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

LOCATION

A highly desirable and peaceful address in the very heart of fashionable Clifton Village. Ideally placed, there are a host of amenities quite literally just off the doorstep including local shops, boutiques, bars and restaurants.

A good choice of both independent and state schooling, primary and secondary, can also be found within walking distance. Nearby Clifton Down offers 400 acres of parkland and woodland, and borders notable landmarks such as the Avon Gorge, Brunel's Suspension Bridge and the Observatory.

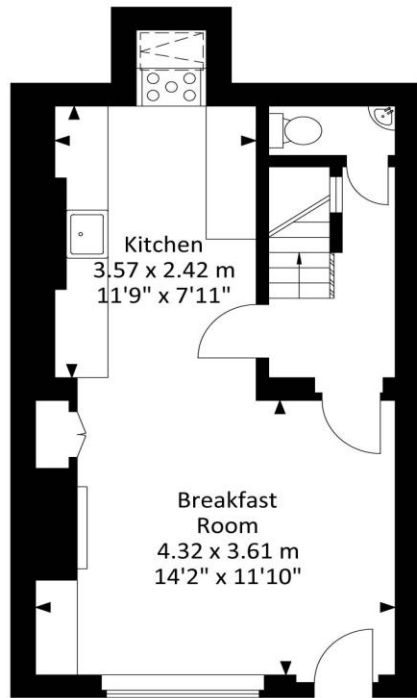
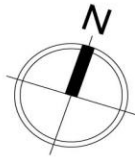
Recreational facilities include health and wellness clubs nearby together with golf courses and mountain bike trails just over the bridge in Leigh Woods and the extensive Ashton Court Estate. Clifton is well placed, serving the commercial centre benefiting from good access to the M32, M4 and M5.

There are excellent rail services available from Bristol Temple Meads, approximately two miles distant and an extensive schedule of international flights are available from Bristol international Airport.

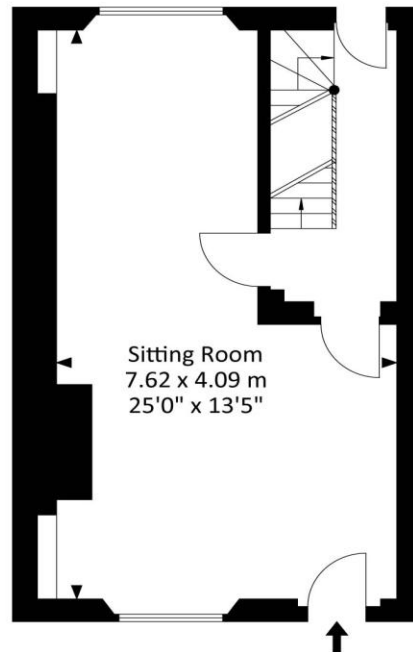


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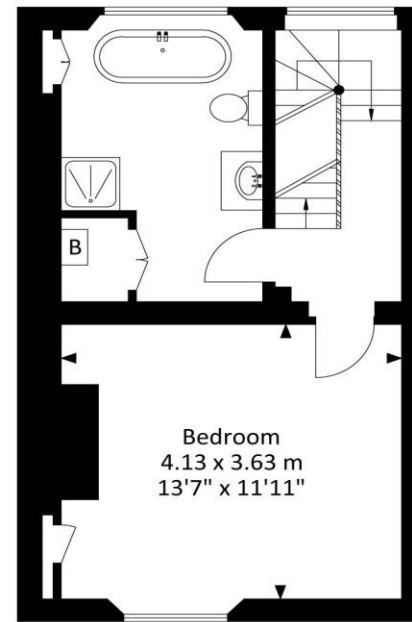
Approx. Gross Internal Area
1388 Sq.Ft - 129.0 Sq.M



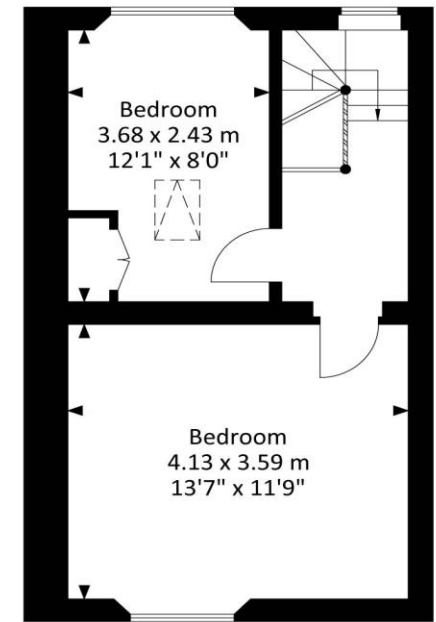
Lower Ground Floor



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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