



2 Bear Yard Mews, Bristol, BS8 4SD

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An attractive 3/4-bedroom, terraced mews house, tucked away in a hidden enclave of Hotwells, with the benefit of two off street parking spaces.

One of six similar modern town houses built by the renowned and respected homebuilder, Charles Church Homes in 2004, the house has been extensively modernized to a high standard throughout, with flexible accommodation arranged over four floors. Furthermore, the ground floor accommodation enjoys a secondary entrance, thereby allowing the ability to provide self-contained living / Airbnb accommodation if required.



4



1



2

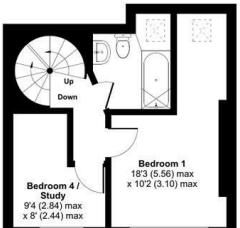


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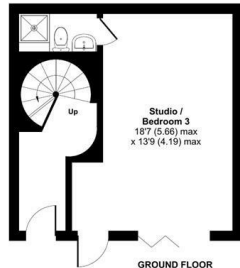
Approximate Area = 1264 sq ft / 117 sq m
For identification only - Not to scale



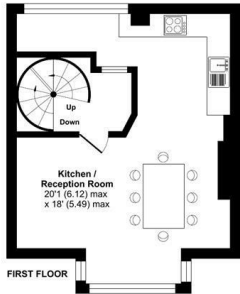
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). Groundroom 0022. Produced for Hydes of Bristol. REF: 006234



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

OTHER INFORMATION



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