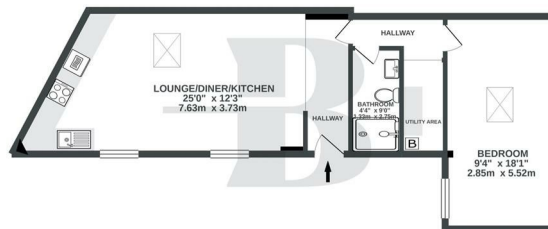




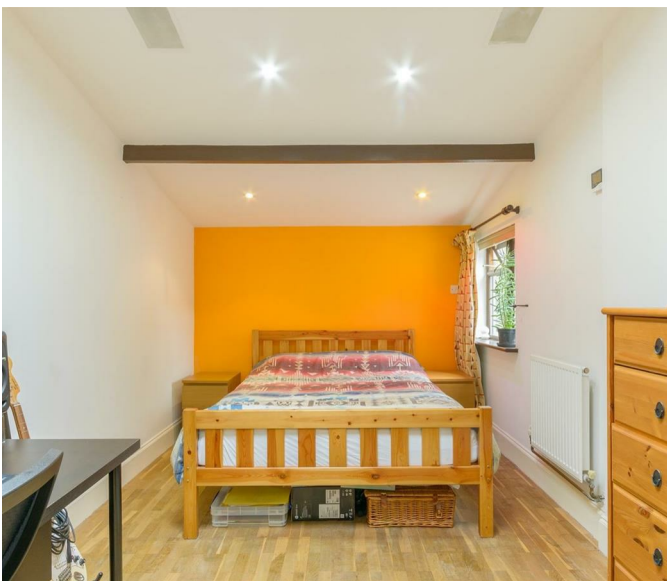
GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 575 sq ft (53.4 sq m) approx.
While every effort has been made to ensure the accuracy of the floorplan, measurements of areas, volumes, levels, etc. are given for general information only and do not constitute a contract. The purchaser is advised to verify the accuracy of the floorplan and measurements with the developer. The floorplan and measurements are subject to change without notice. The floorplan and measurements are subject to change without notice. The floorplan and measurements are subject to change without notice.



Boardwalk



'We have lived in the Coach House for almost five years and have thoroughly loved our time here. This was our first time living in Bristol and as far as areas go you can't fault Totterdown for its community feel, parks, and distance from the city centre. The neighbours are especially friendly and welcoming, organising events and meetups on the community green around the corner. The house being detached is fantastic and provides a real sense of privacy, peace and quiet, something we were really looking for! Overall, we are absolutely gutted to be selling as we love the place so much, but life moves on and our growing family needs some more space.'

Bellevue Road is placed to the west of Totterdown, adjacent to the beautiful Victoria Park, and the north of Perrett's Park. This quiet street has the best of both worlds, with a fantastic array of cafés, restaurants and independent shops on Wells Road, as well as the open green spaces of South Bristol. Places on Wells Road, such as Fox & West, an independent cafe and greengrocers selling diverse local produce, Southside Bar and Farrow's Fish & Chips offer some of the best options in the city, alongside a large selection of local pubs. There is also the Banana Boat fruit and veg store, The Bakehouse bakery and Little Kitchen who sell freshly cooked meals and offer cooking classes. Green spaces are in plentiful supply, with Arnos Vale being an idyllic Victorian garden cemetery with the Cleverchef's cafe at its heart, the incredible views of Perrett's Park, as well as the 50 acres of Victoria Park. Totterdown offers easy access to and from the city, with Bath Road offering an easy link to Bath, the Portway taking you to the M5 and the M32 to the M4 and beyond. Temple Mead Train Station is also a short walk or cycle away, offering connections nationally. Traveling southwards, you find yourself in the Mendips, an area of outstanding natural beauty.

Placed in the heart of Totterdown is this unique and charming grade II listed one-bedroom detached home. The Coach House was built around 1900 and turned into a separate dwelling in recent times. The vendors have filled the entrance way with plant pots and there is also enough room for a small table and chairs. Upon entry, you are met by the beautifully high ceilings of this home, with the hallway leading through to the living space. Beams run across the ceiling that gives this bungalow a characterful feel. The living room makes for the perfect blend of social and relaxing space, with a large dining room and lounge area. The kitchen houses gas hobs, a double oven, integrated fridge-freezer, as well as plenty of countertop area, making it ideal for this social space. The bedroom has been opened up and is flooded with light through its skylight and window.



£290,000



Bristol, BS4 2BG



1 Bedrooms



1 Bathrooms

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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