



20 Pylle Hill Crescent, Bristol, BS3 4TN

£485,000

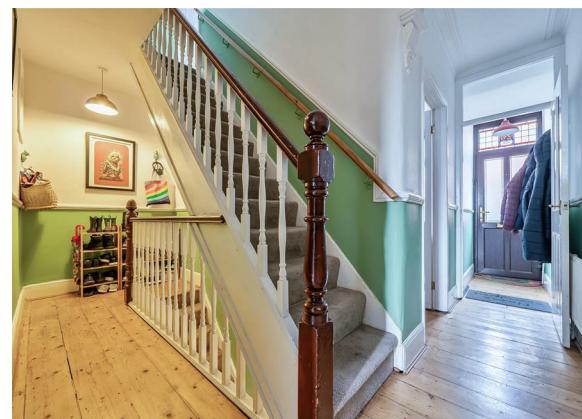
Set in the ever-popular Lower Totterdown, this attractive Victorian home enjoys a vibrant, friendly community and is just moments from independent shops, cafés and eateries, as well as the beautiful Victoria Park.

Offering flexible accommodation arranged across three floors, this spacious and tranquil three/four double-bedroom home is ideally suited to both modern family life and professional living. Rich in period features, including original floorboards, fireplaces and high ceilings, the property combines character and generous proportions rarely found in this sought-after neighbourhood.

Generous living spaces include a sitting room with an attractive log burner, a rear aspect bedroom, which could also be utilised as a home office, and a w.c. on the hall floor. On the first floor there are two bedrooms and a modern white bathroom suite, whilst the lower ground floor consists of another bedroom or reception room and a modern well equipped kitchen overlooking the low maintenance rear garden which has a south westerly aspect.

Combining character, space and versatility, this charming home is perfect for modern family life or professional living in one of Totterdown's most sought-after streets.

- 3D Interactive Tour
- Stunning Views
- Sitting Room with Log Burner
- Family Bathroom & WC
- Popular Location
- Four Bedroom Townhouse
- Contemporary Kitchen
- Over 1100sqft
- Enclosed Rear Garden
- EPC Rating - C



Sitting Room 12'7" into bay x 11'1" (3.84m into bay x 3.38m)

Kitchen/Diner 15'5" x 10'8" (4.71 x 3.27)

Bedroom One 13'11" x 10'5" (4.25 x 3.2)

Bedroom Two 14'3" x 10'9" (4.36 x 3.28)

Bedroom Three 10'6" x 9'11" (3.22 x 3.04)

Bedroom Four 9'10" x 8'9" (3.02 x 2.67)

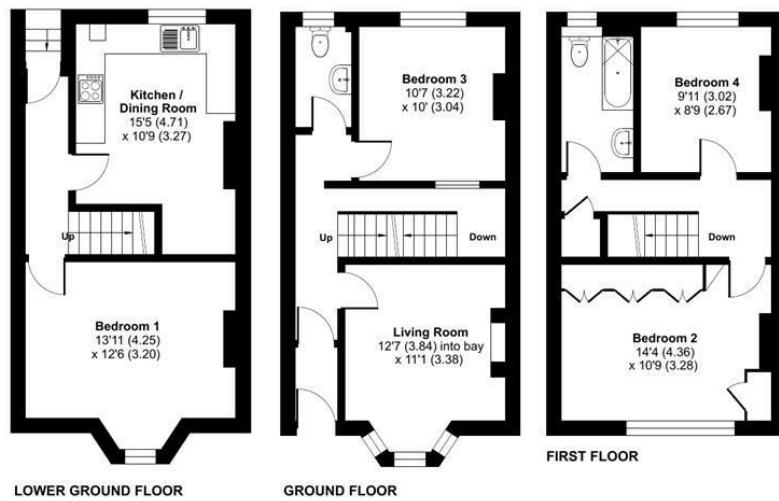
Council Tax Band - B

Tenure - Freehold



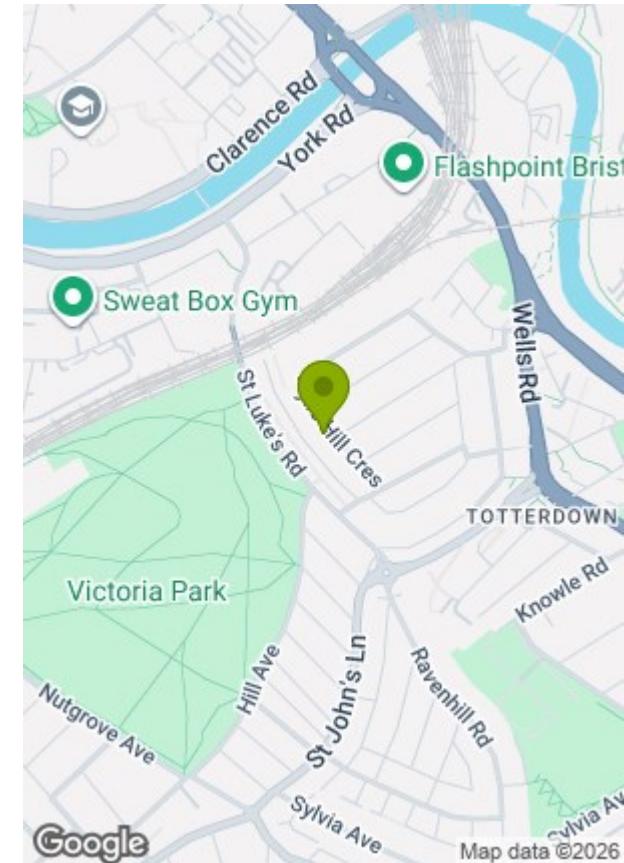
Pylle Hill Crescent, Totterdown, Bristol, BS3

Approximate Area = 1125 sq ft / 104.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Greenwoods Property Centre. REF: 1392759

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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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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