



- 3D INTERACTIVE TOUR
- Three Double Bedrooms
- Kitchen / Breakfast Room
- Stylish Upstairs Bathroom
- Pretty Rear Garden

- Elegant Period Family Home
- Sitting Room & Separate Dining Room
- Downstairs W.C.
- Views Towards Ashton Court & Suspension Bridge
- Energy Rating - D

This elegant period home has been thoughtfully and sympathetically improved by the current owners, beautifully blending character features with modern living. An entrance vestibule with a wooden internal door and original stained-glass side panels opens into a welcoming hallway, where stripped wooden floorboards flow seamlessly through to the kitchen and dining area. The bay-fronted sitting room is wonderfully light and airy, centered around a charming period fireplace, creating a warm and inviting space to relax. A separate dining room provides an ideal setting for entertaining and leads through to a contemporary kitchen, fitted to a high standard and featuring bi-fold doors that open directly onto the rear garden — perfectly connecting indoor and outdoor living. A convenient ground floor W.C. completes the downstairs accommodation. Upstairs, the property offers three generous double bedrooms. The principal bedroom enjoys a bay window and an attractive period fireplace, while the second bedroom benefits from a recently installed extended-width window with delightful views towards Ashton Court. A stylish and well-appointed family bathroom serves the first floor. Externally, there is a small front garden and an enclosed rear garden designed for low maintenance and enjoyment, featuring a large decked sun terrace — the perfect setting for summer barbecues and entertaining family and friends.

Perrett's Park offers a fantastic vantage point to watch the balloons take off from Ashton Court, walk the dog or just take time out with the family for a relaxing day in the sunshine. Situated just a short walk away from Wells Road, home to several popular independent shops and eateries, including Fox and West Deli, A capella Café & Pizzeria, Southside Bar and Bruhaha serving local craft beers. Redcatch Park is a 6 minute walk, a lovely community garden where you can enjoy a coffee, pizza or bite to eat.

Sitting Room 15'7 into bay x 13'3 max (4.75m into bay x 4.04m max)

Dining Room 16'3 max x 11'10 max (4.95m max x 3.61m max)

Kitchen 23'2 x 11'3 (7.06m x 3.43m)

Bedroom One 18' max x 15'5 into bay (5.49m max x 4.70m into bay)

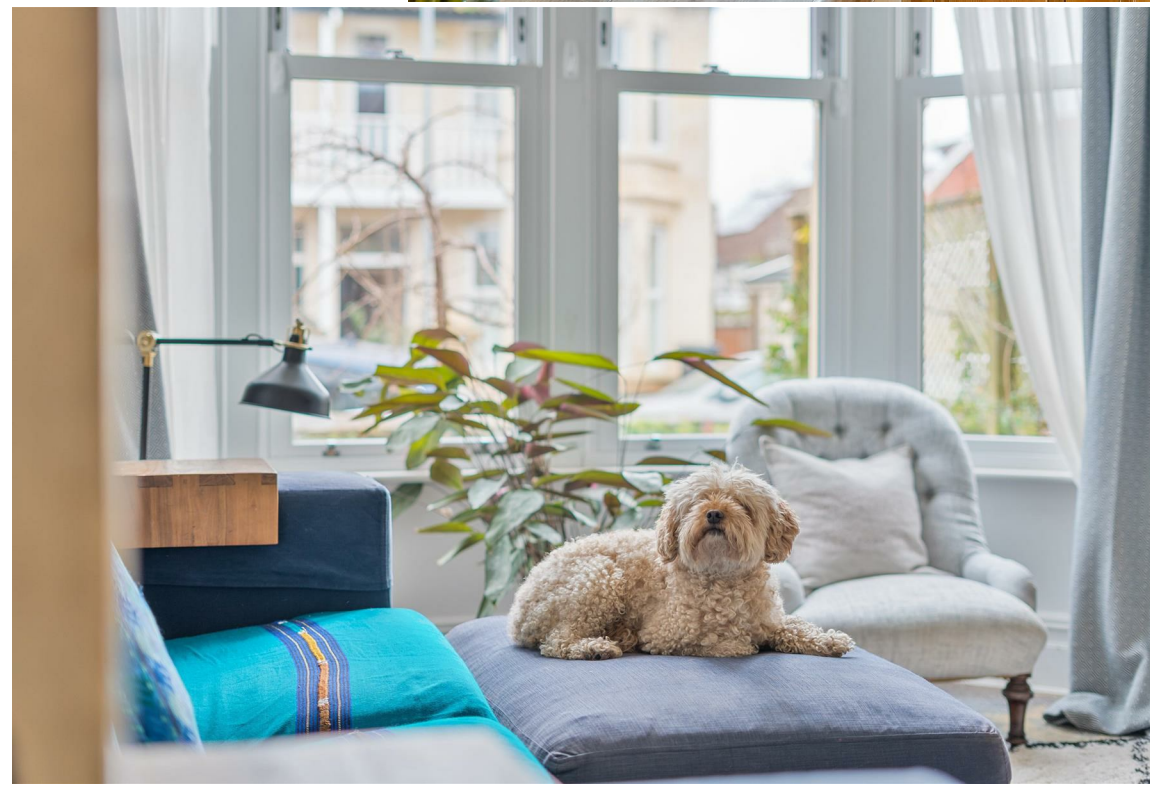
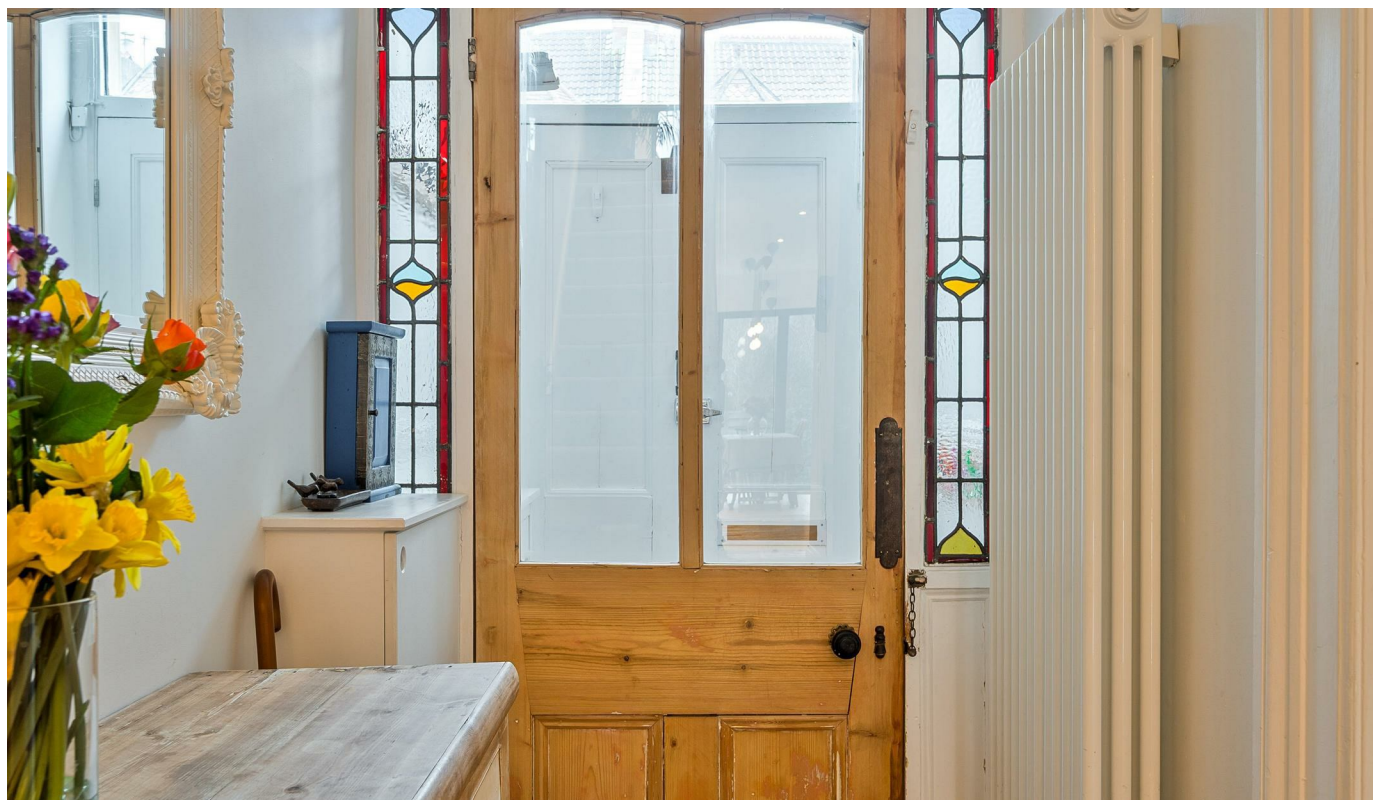
Bedroom Two 17'6 max x 11'4 max (5.33m max x 3.45m max)

Bedroom Three 13'3 x 11'11 (4.04m x 3.63m)

Tenure - Freehold

Council Tax Band - C





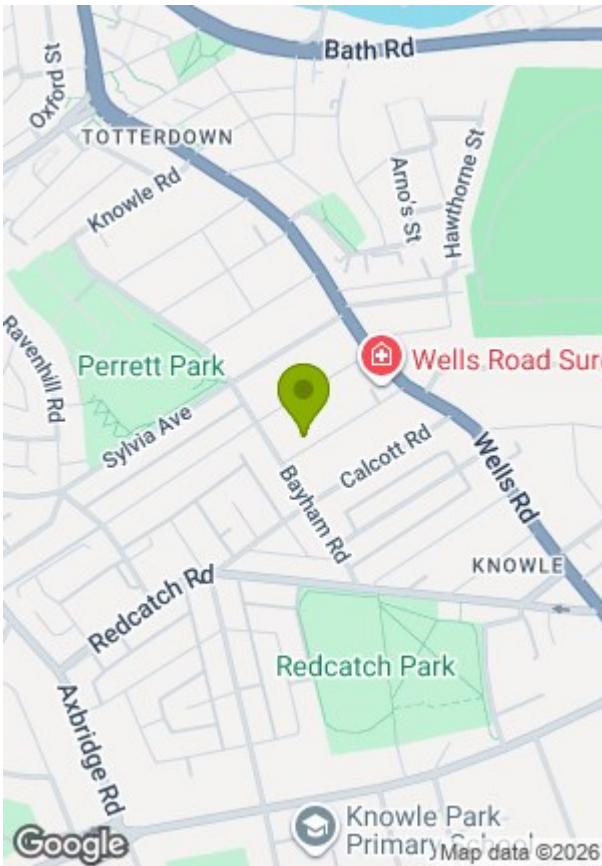
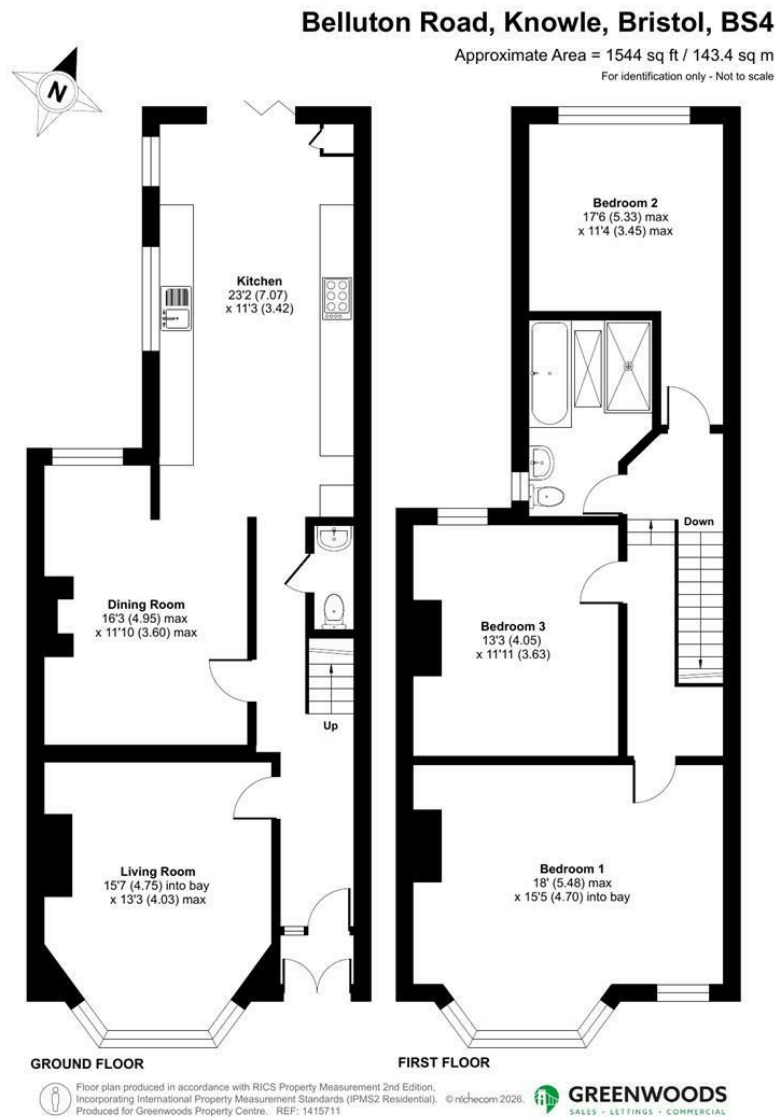












Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		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

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