

The logo for 'elephant' is displayed in white lowercase letters. To the right of the text is a blue circular icon containing a white silhouette of an elephant's head and trunk. The background of the entire image is a lush garden with a white house in the distance, trees, and a wooden deck in the foreground.

elephant

£800,000

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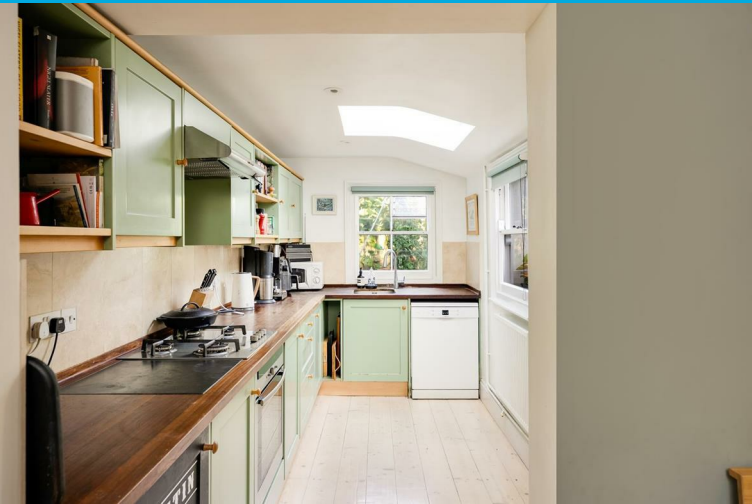
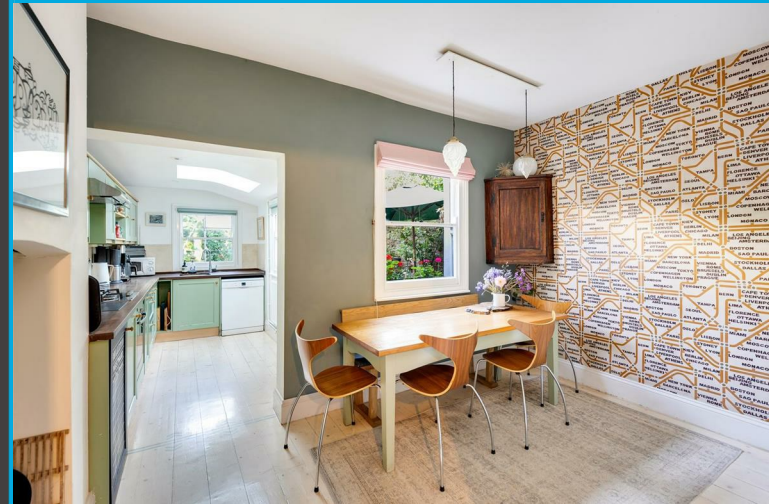
# 129 Richmond Road Montpelier, Bristol, BS6 5EP

A unique four bedroom end of terrace home with a potential building plot to the rear (subject to the relevant permissions).

This extended-period home is situated on the highly desirable Richmond Road in Montpelier. The property is close to the local shops and cafés along the vibrant Picton Street and near Fairlawn, The Dolphin Primary Schools, and Fairfield and Trinity Secondary Schools.

The property is set back from Richmond Road with a pathway leading through various mature trees and shrubs to the front entrance. A panelled wooden door opens onto a lobby and entrance hall, with doors to a living room, utility room, and kitchen/diner, and stairs rise to the first floor and down to the cellar. The living room has double-glazed sash windows overlooking the front, coving and an open fireplace with decorative tiled inserts and a slate hearth. Beyond at the rear of the property, the dining room has a sash window overlooking the garden, a wood-burning stove and a door to a large pantry with an original dresser. The wooden floorboards continue to the kitchen, with solid wood cabinets, an integrated gas hob/electric oven, space for a dishwasher, and plenty of natural light coming through two sash windows and a skylight. A useful utility room at the rear has plumbing for a washing machine and a W.C. Back to the hallway, a door under the stairs leads down to the cellar; original flagstone steps continue throughout the cellar floor, currently used as a workshop.

There are two bedrooms, a family bathroom and an ensuite shower room on the first floor. The principal bedroom spans the entire property width to the front, with two sash windows and a door to an ensuite. The shower room comprises a shower cubicle, stylish hexagon patterned wall tiles, and a W.C. At the rear, the second bedroom has two sash windows and



views of the garden. Adjacent, the family bathroom comprises a bathtub with shower over, modern wall tiles and a vanity unit incorporating a wash hand basin. There are two more bedrooms on the second floor. The double bedroom at the front feels light and bright due to a skylight window across the landing, which also has a skylight window allowing light to pass down through the property. The rear bedroom has views over the garden, a skylight window and a storage cupboard.

Externally, the exceptional rear garden extends 85 ft in length. It is smartly landscaped with a flagstone patio area and a tiled pathway leading past a greenhouse, raised beds, and a lawn with planted borders housing a variety of mature shrubs and trees, offering a screen of greenery from the neighbouring properties. The pathway continues to a rear access gate and double garage.

The area at the rear of the garden opens onto St Andrews Road, and neighbouring properties have built housing of various sizes. We anticipate a possible plot potential here in light of similar planning approvals; however, we advise buyers to conduct their own due diligence.

The local independent shops, cafes, and restaurants along Gloucester Road and St Andrews Park are only a short walk away. Montpelier Station and Ashley Down Station (due to open in 2024) are a few minutes walk away and offer a direct route into Temple Meads or Clifton Down. Nearby bus stops also provide access to arterial bus routes.



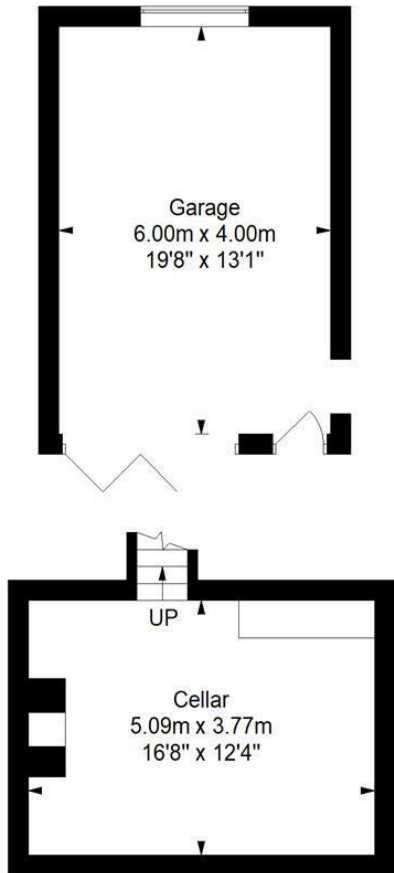


## Richmond Road, Montpelier, Bristol, BS6 5EP

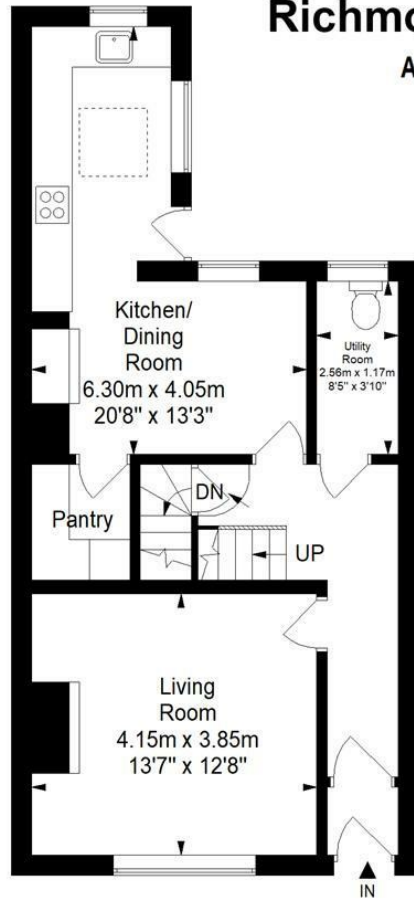
Approximate Gross Internal Area = 145.8 sq m/ 1569.4 sq ft  
(Excludes Garage)

Garage = 24.0 sq m/ 258.3 sq ft

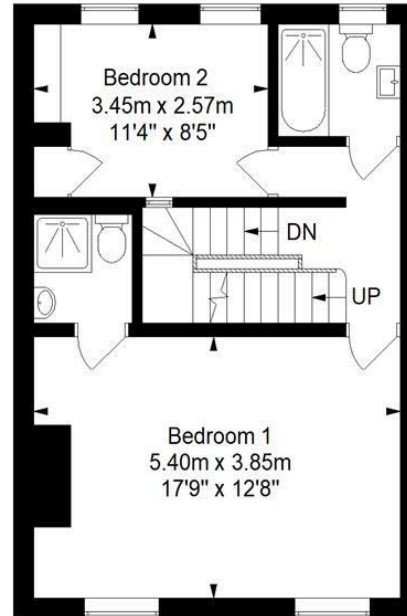
Total Area = 169.8 sq m/ 1827.7 sq ft



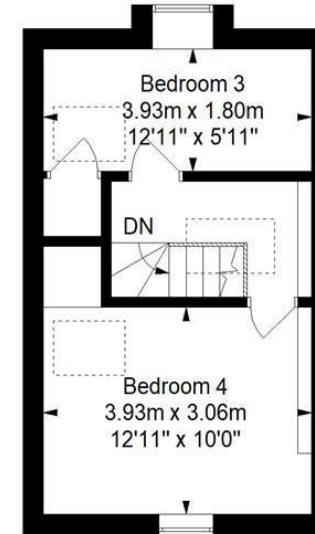
Cellar



Ground Floor



First Floor



Second Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.  
All Efforts have been made to ensure its accuracy at time of print



**elephant** 

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