



## Sidmouth Road, Bristol

- Stunningly Presented
- Superb Family Location
- Side Access
- Upstairs Bathroom
- 0.4 Miles To Victoria Park

- Off Street Parking
- Large Garden
- Loft Room
- 0.2 Miles To Victoria Park Primary School
- 1.2 Miles To Temple Meads

**£375,000**

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# Sidmouth Road, Bristol

## DESCRIPTION

Hunters are thrilled to offer this beautifully presented family home on the popular 'Sidmouth Road' in Bedminster. Having been thoughtfully kept for by the present owners its sure to prove ideal for anyone looking for their first home or perhaps a family looking to be close to amenities and local schools.

On the ground floor there is a spacious living room with handy upstairs cupboard which houses the 'Worcester' combination boiler, whilst the kitchen affords a view over the garden and is fitted with a contemporary suite, there is also ample space for a dining table. Finishing off the downstairs accommodation is the WC, neatly tucked away to the rear. Moving upstairs there are two double bedrooms and beautiful four piece bathroom, there is a ladder taking you to the loft room, which offers two skylights, heating and access to large storage cupboard. Outside the rear garden is well stocked, it faces west making most of the afternoon and evening sun, there is a raised patio area and established seating area to the bottom of the garden. There is side access to the front which boasts off street parking for two cars.

Sidmouth Road sits in Bedminster, an area popular with first time buyers and families due to its proximity to the amenities and access links along St Johns Lane. Two local schools sits under half a miles walk away, whilst the pretty Victoria Park sits under half a miles walk away. For those requiring train access Temple Meads station is just 1.2 miles away,

TENURE  
Freehold

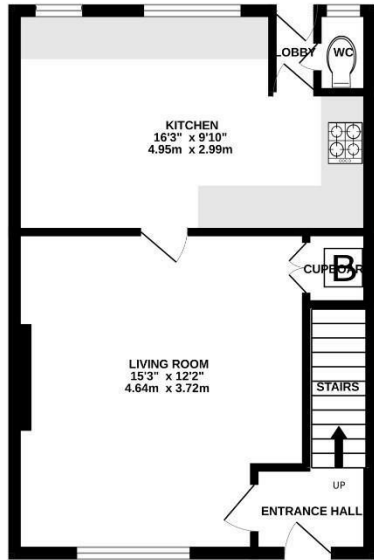
COUNCIL TAX BAND  
B

EPC BAND - AN EPC REPORT HAS BEEN ORDERED.

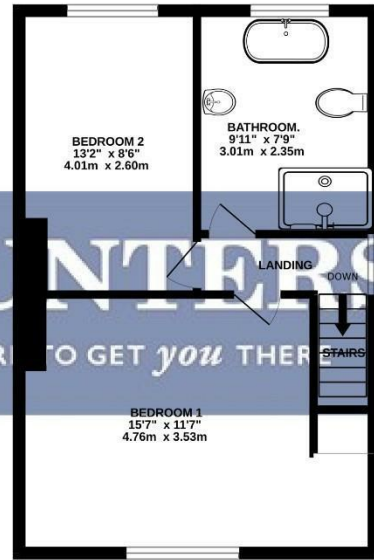




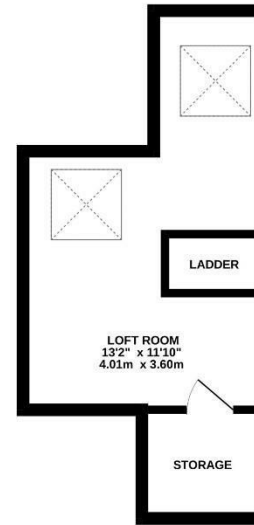
GROUND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



LOFT ROOM  
198 sq.ft. (18.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1027 sq.ft. (95.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewing

Please contact our Hunters Bedminster Office on 0117 953 5375 if you wish to arrange a viewing appointment for this property or require further information.

165 East Street, Bedminster, BS3 4EJ

Tel: 0117 953 5375 Email:

bedminster@hunters.com <https://www.hunters.com>



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