



## Somerset Terrace, , Bristol, BS3 4LJ

- Three Bedrooms
- Modern Kitchen with skylight
- Cellar
- Victorian Charm
- Council tax band B
- two Reception rooms
- Utility Room
- Large Garden with lovely views
- Freehold

**£435,000**



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## DESCRIPTION

Hunters are pleased to present to the market this spacious and versatile period home situated in the desirable Windmill Hill, a stones throw from the pretty Victoria Park. Offering spacious accommodation throughout its sure to prove perfect for a first time purchaser or family looking for a property to make their own.

Upon entering the property you are greeted by the entrance porch which leads through to the large living room which boasts the bay window. This opens to the dining room which has been opened to the kitchen, which has been recently update to offer a modern suite & skylight. The rear lobby doubles up as a utility room and affords access to the three piece bathroom. Upstairs there are three bedrooms, two of which will comfortably fit double beds, whilst the third is a single/ study. The property boasts a large rear garden, offering a lovely view over south Bristol, there is a large decked area and lower seating area towards the bottom.

Somerset Terrace sits in the vibrant Windmill Hill, an area popular with first time buyers and families alike due to its varied housing stock, proximity to access links and good schooling. This particular home sits just a stones throw from the pretty Victoria Park, the property also sits under a miles walk to North Street, Wapping Wharf and Temple Meads station.

TENURE  
Freehold

COUNCIL TAX BAND  
B

EPC BAND - TBC

living room  
17'8" x 14'5"

dining room  
11'9" x 11'1"

kitchen  
14'5" x 8'9"

utility room  
7'2" x 7'1"

bathroom  
6'8" x 7'1"

bedroom one  
14'5" x 12'2"

bedroom two  
11'10" x 9'2"

bedroom three  
9'0" x 7'1"







TOTAL FLOOR AREA: 1115 sq.ft. (103.6 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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**Viewings**

Please contact [bedminster@hunters.com](mailto:bedminster@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

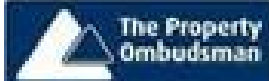
**ENERGY PERFORMANCE CERTIFICATE**

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)	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			
<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.



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