



## Lynton Road, Bedminster, Bristol, BS3 5LP

- Extended
- Large Garden
- Off street Parking
- Superb Location
- renovated by present owners

- Complete chain
- Open outlook
- Two reception rooms
- Ideal for First time buyers
- excellent condition throughout

**£365,000**

**HUNTERS**  
HERE TO GET *you* THERE



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We are pleased to offer this extended three bedroom home sitting on Lynton Road, Bedminster, just a short walk from Victoria Park, the popular North Street and Temple Meads train station. The property is sure to prove perfect for any couple or family looking for a home that's been extended and updated to offer a versatile property in this superb location.

To the ground floor there is a handy entrance porch which opens to the large living room. The kitchen/ breakfast room boasts a modern kitchen and opening to the rear family room, which has been added by the present owner and affords a great view over the garden. Finishing off the downstairs is the three piece shower room. Moving upstairs there are three bedrooms, two of which will fit double beds.



Outside, the front offers off street parking for one car whilst the rear garden has been cleverly modernised offering a tiered seating area, which also boasts a hot tub which has been sunk into the decking, the lower area has been laid with stones with the remainder being taken up by a large secure store, there is also a benefit of rear access, via a shared lane with next door.

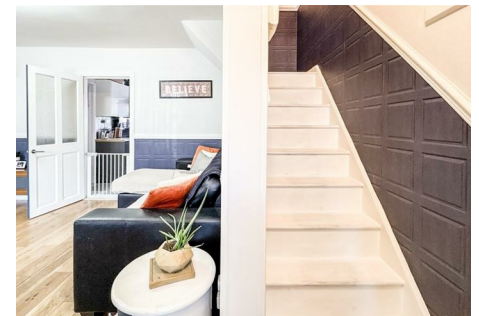
Lynton Road sits in Bedminster, an area popular with young couples and growing families, it's just a few hundred yards from Markbury Road & Parson St schools. Markbury Road open space is just a stone's throw away whilst Parson Street station sits a little over half a mile away.



Tenure  
Freehold

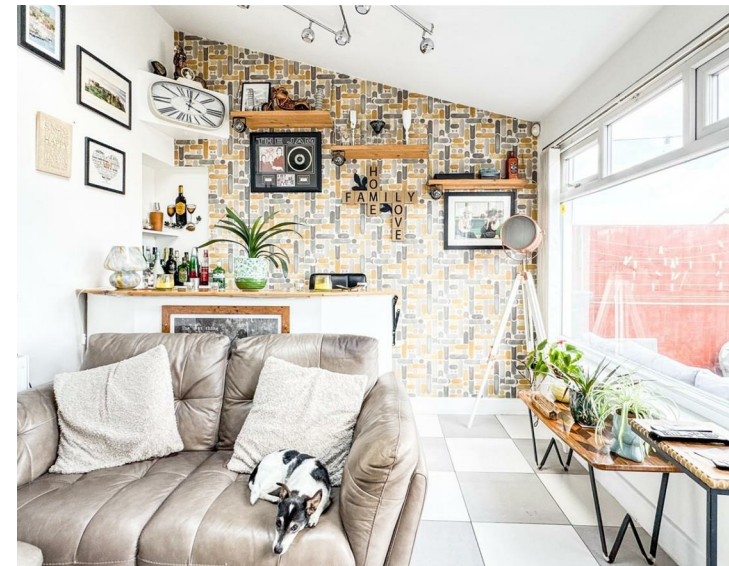
Council Tax Band - B

EPC Band -TBC - An epc report has been ordered.





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living room  
13'7" x 12'11"

family room  
13'2" x 9'6"

bedroom two  
14'1" x 8'2"

kitchen/ diner  
13'2" x 10'4"

bedroom one  
16'3" x 9'6"

Bedroom three  
10'2" x 7'10"



TOTAL FLOOR AREA : 979 sq.ft. (90.9 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. The 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) <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.