



## Shepton Walk, Bedminster, Bristol, BS3 5NU

- Tucked away location
- Off Street Parking
- Superb condition throughout
- Exposed wood flooring
- Renovated throughout
- Easy access to central Bedminster
- Large corner plot
- Feature Gas Fire
- Upstairs bathroom & Downstairs WC
- Open Plan living

**£425,000**



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We are pleased to offer this stunning three bedroom end of terrace home on Shepton Walk, Bedminster, just a short walk to central Bedminster, the popular North Street and Temple Meads train station. Sitting tucked away on Shepton Walk it's been lovingly updated by the present vendors over the past few years and is sure to prove perfect for anyone looking for a charming home in this quiet spot.

To the ground floor there is a large living room, which affords a view over the front. It gives access to the open plan kitchen/ dining area, whilst a downstairs WC has been installed neatly tucked away under the stairs. Moving upstairs there are three bedrooms, two of which will fit double beds, the upstairs bathroom has been installed to include a modern three piece bathroom, there is also access to a large boarded & insulated loft.



Outside, the front offers off street parking for one car. The property sits tucked away on a large corner plot, the rear offers a substantial space mostly laid with lawn, there is also gated side access. The current sellers have installed a large elevated decked area and lower seating area laid with stones. This great home is sure to prove popular with a range of buyers, so please call to arrange an internal viewing.

Shepton Walk sits tucked away in Bedminster, an area popular with young couples and growing families, its just a few hundred yards from Markbury Road & Parson St schools. Marksbury Road open space is just a stones throw away whilst Parson Street station sits a little over half a mile away.



Council Tax Band  
B

EPC Band - TBC - A new EPC report has been ordered.

Tenure  
Freehold



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living room  
15'5" x 12'7"

bedroom one  
11'5" x 10'5"

bedroom three  
9'9" x 8'1"

kitchen/ breakfast room  
16'9" x 9'7"

bedroom two  
13'5" x 8'10"

bathroom  
8'2" x 5'10"



GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.

1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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) <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.