



40 Tuffley Road, Westbury on Trym, Bristol, BS10 5EG

**GUIDE PRICE £465,000**

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## PROPERTY OVERVIEW

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Located in the highly desirable Westbury-on-Trym, this 1930s-built family home is full of character and charm, offering a rare opportunity to settle in this sought-after area. With its classic design and original layout, this property is ideal for first-time buyers and families alike.

Lovingly maintained by its current owner, the home retains many original period features, including beautiful fireplaces, while benefiting from mature, peaceful gardens at both the front and rear.

Arranged over two floors, the accommodation briefly comprises:

Ground Floor: Welcoming entrance hall, sitting room, dining room with patio doors leading to the garden and a fitted kitchen.

First Floor: Three well-proportioned bedrooms, a family bathroom, and a separate WC.

### Outside

The rear garden has been carefully designed to create a peaceful and mature retreat, perfect for relaxing or entertaining. At the front, the established garden offers potential for off-street parking, subject to necessary permissions.

### Location

Westbury-on-Trym is a thriving community with excellent access to both Westbury Village and Henleaze, offering a fantastic range of independent shops, cafes, and amenities. Nearby green spaces such as Blaise Castle, The Downs, and Henleaze Lake provide plenty of opportunities for scenic walks and outdoor activities.

The area is also known for its outstanding schools, making it particularly appealing for families. With excellent transport links to Bristol's city centre, this location perfectly balances residential charm and modern convenience.

### Schools

Badocks Wood E-ACT Academy approx. 0.49 km

Horfield Church of England Primary School approx. 0.54 km

Westbury-on-Trym Church of England Academy approx. 0.91 km

Bristol Free School approx. 0.97 km

With its original features, fantastic location, and potential to add value, this home is a must-see for those looking to settle in Westbury-on-Trym.

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## KEY DETAILS

- A Charming 1930s Property in Westbury on Trym
- 3 Bedrooms
- Original Period Features
- Mature Rear Garden

Guide Price: £465,000

Tenure: Freehold

Council Tax Band: C

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: D

Viewing: By appointment only

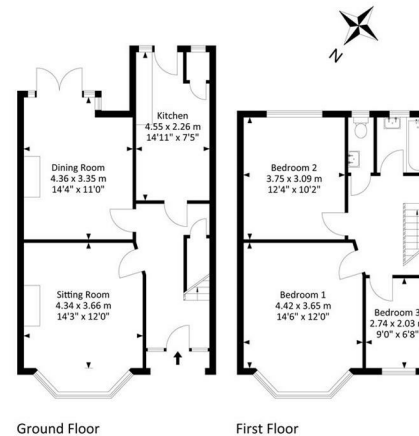


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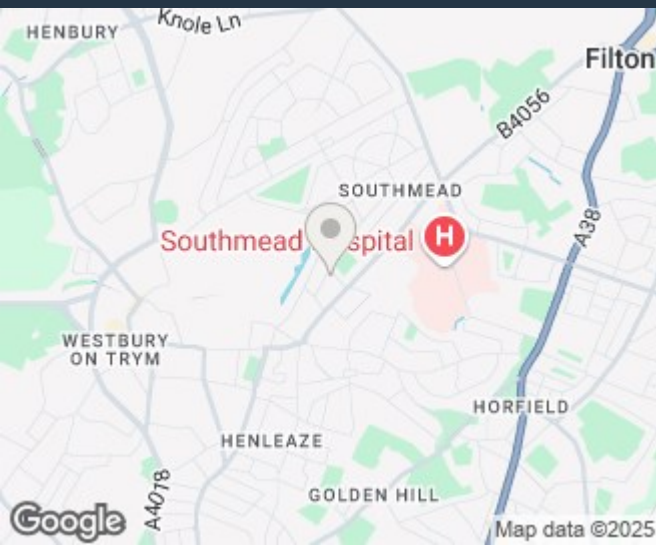
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Approx. Area 1026.10 Sq.Ft - 95.30 Sq.M



For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor plan produced by Energy Plus.



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**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation  
please either call, email or  
follow the QR to book online.



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