

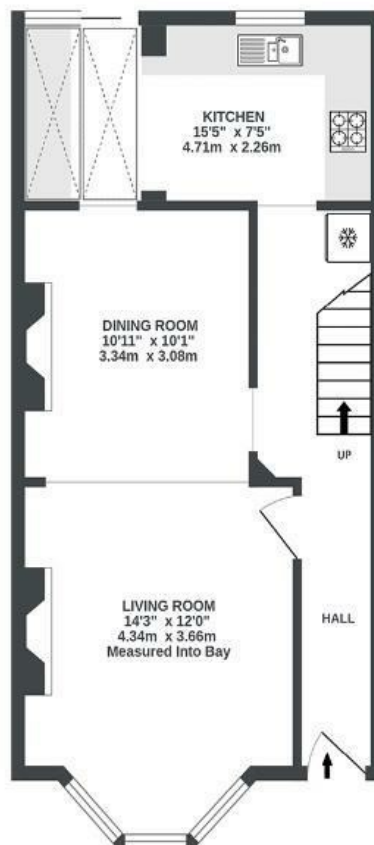
# Wellington Avenue

## MONTPELIER

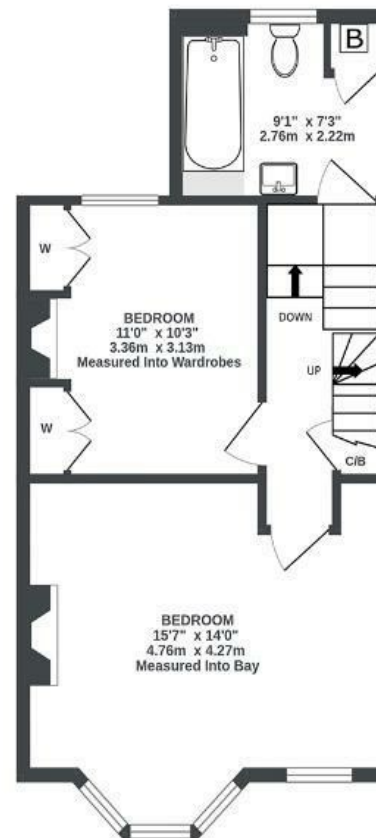
APPROXIMATE FLOOR AREA  
106.3 SQM / 1144 SQFT



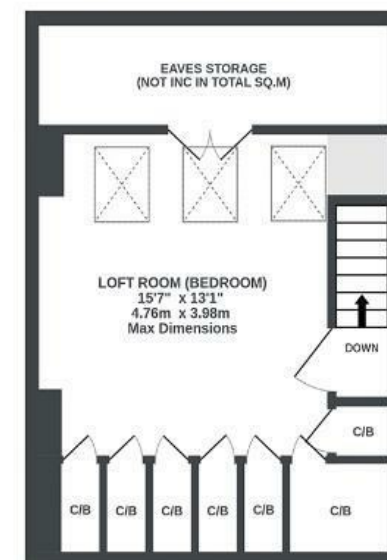
GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR  
257 sq.ft. (23.8 sq.m.) approx.



Illustrations are for reference purposes only, measurements are approximate, not to scale.

Boardwalk

# Wellington

## MONTPELIER, BRISTOL

£

£500,000



BS6 5HP

zzz

2 Bedrooms



1 Bathrooms

*"Living here has been the perfect balance of city life and escapism for us. Being in Montpelier means there's great food, pubs and community all around the corner, but with this house it's always felt like once you shut the front door you can leave all that behind and recharge in a calm beautiful space. Whether that's with a morning coffee in the sun on the kitchen window seat, lighting the stove on a winter night, or one of the many great dinners we've enjoyed with friends around the table."*

