





# Wells Road Bristol BS14 9AL

for sale offers over  
**£600,000**



## Property Description

Set along Wells Road in Whitchurch, this semi-detached home enjoys a prime position on one of South Bristol's key thoroughfares, perfectly placed between the lively neighbourhoods of Knowle, Brislington, Hengrove, and Whitchurch. The location strikes a balance between suburban calm and city convenience, with everyday amenities on the doorstep and fast links into central Bristol.

The property benefits from easy access to green space, with the Callington Road Nature Reserve just a five-minute stroll away — a peaceful retreat for dog walkers, runners, or anyone seeking a break from the bustle. Further afield, Hengrove Park and Arnos Vale Cemetery offer additional open spaces and community hubs.

Transport connectivity is a major strength here. The number 2 bus service runs frequently along Wells Road, providing reliable routes into the city centre and Temple Meads station. For those who prefer to walk, Temple Meads is around 25 minutes on foot, making commuting or weekend trips straightforward. Road links are equally strong, with the A37 connecting south towards Bath and north into Bristol's core.

Wells Road itself is lined with local shops, cafés, and services, while larger retail options can be found at Imperial Retail Park and Avonmeads, both a short drive away. Families will appreciate the proximity to well-regarded schools in the area, and professionals benefit from the quick access to Bristol's business districts.

## Entrance Hall

Door to front elevation, radiator, staircase to first floor.

## Lounge

19' 9" max x 16' 3" max ( 6.02m max x 4.95m max )

Large L-shaped lounge with full aspect double glazed windows to front elevation. Two wall-mounted radiators and TV point. Ample space for a three-piece suite and more, as well as free-standing furniture.

## Kitchen

11' 1" max x 8' 8" max ( 3.38m max x 2.64m max )

Matching base and head units with work surfaces over. Space and plumbing for washing machine. Integrated oven with electric hob and extractor fan over. Breakfast bar. wall-mounted radiator.

## Conservatory

9' 5" max x 8' 10" max ( 2.87m max x 2.69m max )

Tiled flooring. Double glazed windows on two sides, fitted blinds. Wall-mounted radiator. Great space for a dining table.

## Bedroom One

13' 2" x 10' 8" ( 4.01m x 3.25m )

Large double glazed window to front. Wall-mounted radiator.

## Bedroom Two

12' 2" x 10' 8" ( 3.71m x 3.25m )

Ground floor room. Double glazed window to rear, wall-mounted radiator.

## Bedroom Three

12' 2" x 10' 8" ( 3.71m x 3.25m )

Large double glazed window to rear. Wall-mounted radiator.

## Bedroom Four



12' 2" x 9' 10" ( 3.71m x 3.00m )  
Double glazed window to side. Wall-mounted radiator.

### Bedroom Five

11' 9" x 9' 10" ( 3.58m x 3.00m )  
Large double glazed window to side. Wall-mounted radiator.

### Ground Floor Bathroom

Three piece bathroom suite. WC, wash hand basin, and panelled bath with shower over and glass screen. WC and wash hand basin are integrated into built-in cabinetry. Fully tiled walls and flooring.

### First Floor Shower Room

Three piece shower suite with WC, wash hand basin with built-in cabinetry, and corner shower cubicle with glass sliding doors. Tiled flooring.

### Rear Garden

Fully enclosed rear garden. Patio laid to lawn, flower and shrub borders.

### Driveway

Driveway offering off-street parking for multiple vehicles, leading to garage.

### Garage





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Tenure: Freehold



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