



13 Trym Leaze, Seamills, BS9 2EY  
£300,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

### 13 Trym Leaze, Seamills, BS9 2EY

Located on Trym Leaze in Sea Mills, is this semi-detached house presenting an excellent opportunity for those seeking a family home with ample space and potential. Boasting two inviting reception rooms, this property offers a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests.

The house features three well-proportioned bedrooms, providing comfortable living for families or individuals alike. The property may benefit from some modernisation, allowing you to add your personal touch and style. With decorating needed throughout, this home is a blank canvas, ready for you to transform it into your dream residence. Parking will never be an issue here, as the property accommodates up to three vehicles, along with the added convenience of a garage with adjoining plot of land. This is a rare find in such a sought-after location.

Situated close to local amenities, you will find everything you need just a stone's throw away, from shops to schools. Additionally, the property is well-connected to all transport links, ensuring easy access to the wider area and beyond. Further benefits include superb transport links to the motorway network, Sea Mills train station, Clifton and the City Centre along with access to the open spaces of Blaise and Kings Weston estates.

In summary, this semi-detached house in Trym Leaze is a great opportunity for those looking to create their ideal home in a vibrant community. With its generous space, parking facilities, and proximity to essential services, this property is not to be missed.

Like many of the houses in the area, the construction of this property is Dorlonco, so lending criteria must be checked.

Please book your viewing today, either Call, Click or Come in and visit our experienced sales team- 0117 2130333/shire@goodmanlilley.co.uk.

Tenure: Freehold  
Local Authority: Bristol City Council Tel: 0117 922 2000

Council Tax B

Services: Electric, Water, Gas, Mains Drainage

- No Onward Chain
- 2 Reception Rooms
- Garage and Parking
- Adjoining Plot Of Land To The Side Under Separate Title
- Three Bedroom Semi-Detached
- Close to all transport Links
- Close to Local Amenities

#### Porch

Four windows to front, door.

#### Entrance Hall

Stairs rising to first floor

#### Bathroom

Window to side aspect, panel bath with shower over, pedestal sink, low level wc

#### Living Room

16'0" x 10'8"  
Bay window to front aspect, fireplace, opening into dining room

#### Dining Room

9'8" x 8'4"  
Window to side aspect, patio doors leading into the rear garden

#### Kitchen

9'10" x 11'9"  
Window to rear aspect, fitted ith a range of wall and base units with roll top work surfaces. One and half bowl sink with mixer tap over, ceramic hob with electric under. plumbing for washing machine, door leading into the garage.

#### First Floor Landing

Window to rear aspect,

#### Bedroom 1

16'0" x 8'5"  
Window to rear aspect, raditor

#### Bedroom 2

7'10" x 10'8"  
Window to front aspect, radiator

#### Bedroom 3

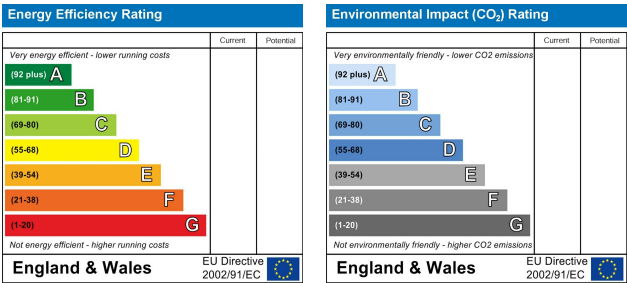
7'10" x 7'7"  
Window to rear aspect, radiator

#### Gardens

There is a big corner plot with potential to expand ( subject to planning )

#### Garage

The garage is to the side with a courtesy door to the side and kitchen and parking to the front.



#### Bristol

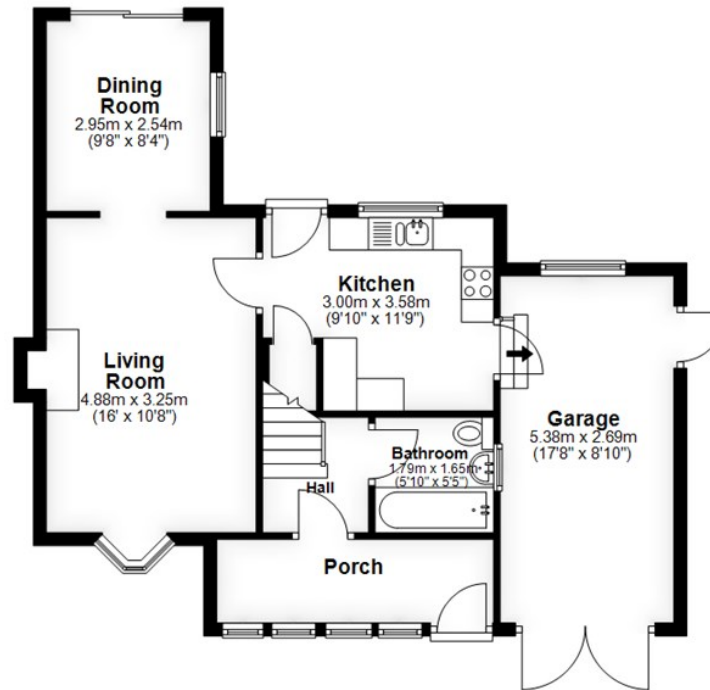
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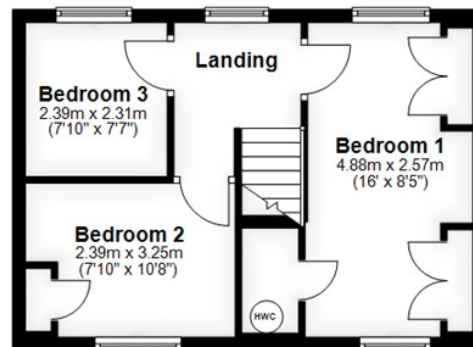
### Ground Floor

Approx. 62.3 sq. metres (670.7 sq. feet)



### First Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



Total area: approx. 96.4 sq. metres (1037.5 sq. feet)



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.