



ROCKLEAZE ROAD
SNEYD PARK
BRISTOL

23 ROCKLEAZE ROAD, SNEYD PARK, BRISTOL, BS9 1NF

A fabulous “Turnkey” opportunity to acquire a bespoke contemporary property, that has been extended and fully refurbished by the current owners to exacting standards offering low maintenance living. Launched to the market for sale with no onward chain, this unique property is finished to the highest of specifications, and enjoys fabulous light and bright spaces, that flow wonderfully and allow any discerning purchaser the opportunity to enjoy “Alfresco Living” as the kitchen, dining, and reception spaces have direct access to the lovely private and sunny south facing garden. The downstairs enjoys underfloor heating throughout, and the kitchen and bathrooms are very well appointed with a myriad of integrated appliances. This unique three bedroom property (principle with ensuite) enjoys a wonderful location, and even has direct access to The Downs. There is off street parking for two vehicles, with convenient external power to enable charging. Whilst this quality property is suited for all manner of potential purchasers, with the convenient turnkey experience, with the obvious benefits of a modern secure property, and enjoying the potential of low maintenance living, number 23 will certainly appeal to downsizers who enjoy travelling.

OTHER INFORMATION

TENURE: We understand the property to be Freehold

LOCAL AUTHORITY: Bristol City Council - (0117) 922 2000

COUNCIL TAX BAND: We understand it to be band F and that the charge for 2024/2025 is £3,732.28

EPC: Instructed, top Follow

BROADBAND: Ultrafast with download speeds of up to 1800 Mbps and Upload of up to 220 Mbps. (Source OFCOM – 15/04/2025).

MOBILE PHONE: Outdoor “Likely” for 02, Vodafone, EE and Three. (source OFCOM – 15/04/2025).).

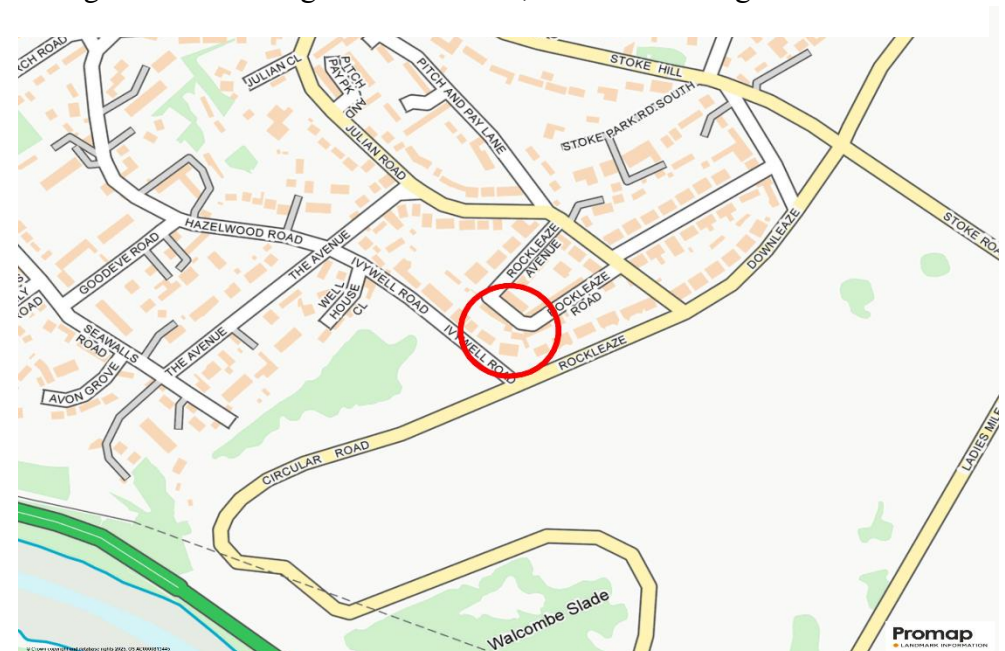
VIEWING: Strictly by prior appointment with Hydes of Bristol.

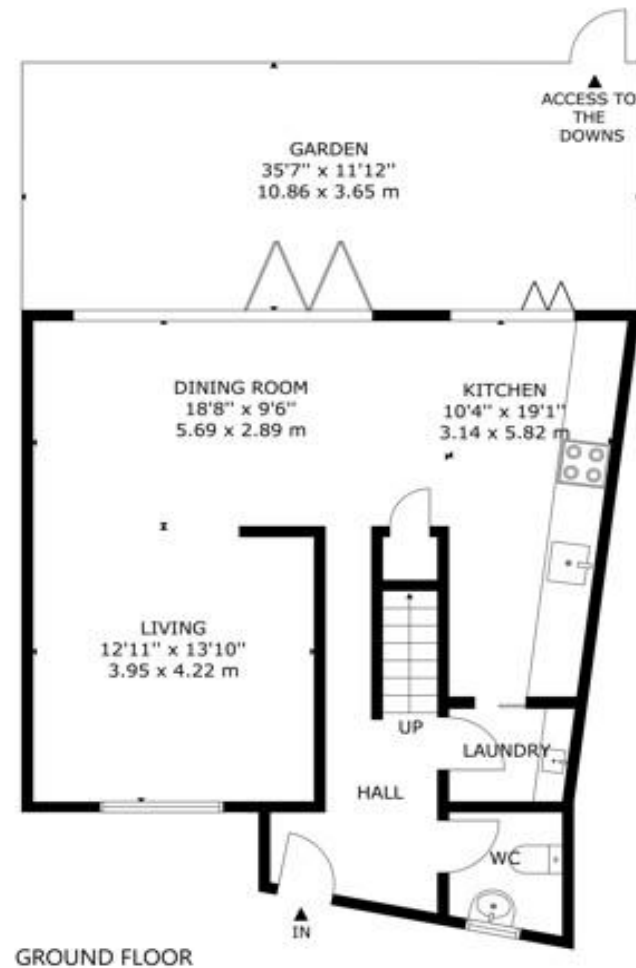


LOCATION

Rockleaze Road is without doubt one of the city’s finest residential addresses, Sneyd Park is situated on the edge of the open expanse of Clifton’s Downs forming 400 acres of parkland. The area is particularly well served for schooling in both the state and private sectors.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the Ashton Court Estate, as well as the aforementioned Durdham Downs. There is a rich history which can be seen throughout the city, in particular Brunel’s Suspension Bridge, the SS Great Britain, Concorde and the Historic Harbourside. In particular Rockleaze Road is well positioned for Clifton which offers a wealth of restaurants and bars, for the more active there is sailing and windsurfing at Baltic Wharf, and even surfing at “The Wave”.





23 ROCKLEAZE ROAD SNEYD PARK BRISTOL BS9 1NF
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,322 SQ FT / 123 SQ M
 GARDEN 210 SQ FT / 20 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.





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