



**BEAUFORT MEWS  
SUSPENSION BRIDGE ROAD  
CLIFTON  
BRISTOL**





## **6 BEAUFORT MEWS, SUSPENSION BRIDGE ROAD, CLIFTON, BRISTOL, BS8 4AQ**

**AN ATTRACTIVE END OF TERRACE MODERN MEWS HOUSE TUCKED AWAY IN THE HEART OF CLIFTON VILLAGE WITH THE BENEFITS OF IT'S OWN LOCK UP GARAGE AND HARDSTANDING. THIS TWO BEDROOM PROPERTY FORMS ONE OF SIX MODERN MEWS HOUSES BUILT TO A HIGH LEVEL OF SPECIFICATION WITH ACCOMMODATION ARRANGED OVER THREE FLOORS. TO THE REAR OF THE HOUSE IS AN ENCLOSED COURTYARD GARDEN WHICH BENEFITS FROM A SOUTH WESTERLY FACING ASPECT AND OFFERS TOTAL PRIVACY AND SECLUSION.**

### **SUMMARY OF ACCOMMODATION**

The contemporary style accommodation is cleverly arranged with a large L-shaped living room situated on the first floor. The light and airy reception room has full height sliding double glazed doors which enjoy a southerly facing aspect and a Juliet Balcony.

The kitchen is reached off the ground floor mezzanine landing and has a door opening onto the rear courtyard garden, ideal for al fresco dining. There is ample room within the kitchen to allow for a dining table and chairs.

A further benefit is a separate utility/laundry room reached off the ground floor entrance hall. The upper floors are arranged as two bedrooms, one having ensuite facilities and a separate bathroom.

The West facing walled garden offers a great space that is accessed off both Beaufort Mews and via the kitchen.

### **USEFUL INFORMATION**

**VIEWING:** Strictly by prior appointment with Hydes of Bristol.

**TENURE:** We are advised the property is Freehold and Free.

**SERVICES:** Mains gas, electricity, water and drainage.

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

w: [www.bristol.gov.uk](http://www.bristol.gov.uk)

**COUNCIL TAX BAND:** Band E - £3,158.10 for 2025/2026.

**BROADBAND:** Superfast Broadband is available with download speed up to 80 Mbps (source Ofcom).

**MOBILE PHONE COVERAGE:** "OFCOM" - Data and voice "Likely" available outside for 02, EE, Three and Vodafone (Source - Ofcom)

### **LOCATION**

Beaufort Mews is conveniently situated in the very heart of Clifton, on the doorstep of Durdham Downs with its 400 Acres of open parkland. Clifton village is charming with its very attractive and pleasing architecture. The variety of shops, fashionable boutiques and restaurants in Clifton village are within very short walking distance of the subject property.

Bristol itself has a popular cultural and music scene, catering for all tastes and genres. 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. The harbourside 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".

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		



Approximate Internal Floor Area 1184 Sq Ft / 110 Sq Metres

For illustrative purposes only. Not to scale

Whilst every attempt has been made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. Bright Logic Limited 01491 824800.

**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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