

# 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

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

Broadband: Superfast Broadband is available with download speed up to 80

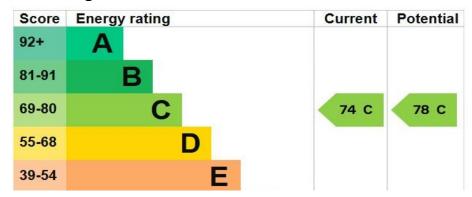
Mbps (source Ofcom).

**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 is 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".





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**

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## **ESTATE AGENTS**

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