



£700,000

49 Falmouth Road, Bishopston, Bristol, BS7 8PX

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49 Falmouth Road Bishopston, Bristol, BS7 8PX

This four-bedroom Victorian family home is located on a quiet residential road in Bishopston within the Bishop Road Primary and Redland Green Secondary APR. The current owners have renovated the property with a real sense of quality throughout. Key features include a contemporary open-plan kitchen and a 65ft rear garden.

The ground floor accommodation comprises a main vestibule entrance and hallway providing access to all ground floor accommodation and stairs that rise to the first floor with a W/C tucked neatly beneath. The front reception features a bay window with double-glazed sash windows, bespoke inbuilt cabinetry and a cast iron fireplace with marble surround. Centrally, the second reception is a playroom with built-in storage and double doors leading onto the rear garden.

The impressive contemporary kitchen has a range of contrasting wall and base units with an inset one-and-a-half bowl sink and drainer, metro tiled splash-backs, integrated NEFF appliances and a large profile tiled floor with underfloor heating. Beyond the kitchen, the dining area has two sets of bi-folding doors connecting seamlessly to the rear garden.

On the first floor, there are three double bedrooms and a family bathroom.

The family bathroom comprises a panelled bath with a shower over it, a glazed shower screen, a vanity unit incorporating a wash hand basin and storage, a WC, and tiled walls and flooring.

A fourth bedroom (currently used as a home office) spans the entire second floor with skylight windows to the front and rear, offering views over the local skyline. There is also a dressing area



and access to eaves storage. The rear garden has been cleverly landscaped to offer a practical and low-maintenance space whilst keeping its contemporary style.

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The garden is split into three parts, including a raised deck that basks in the morning and the early afternoon sun during summer. This area steps down onto an extensive lawn bordered on one side by a raised sleeper bed.

At the bottom of the garden is an additional patio area and a wooden shed. Brick wall and horizontal fencing enclose the garden.





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Approximate Gross Internal Area = 141.6 sq m / 1524 sq ft
(Excluding Eaves Storage)

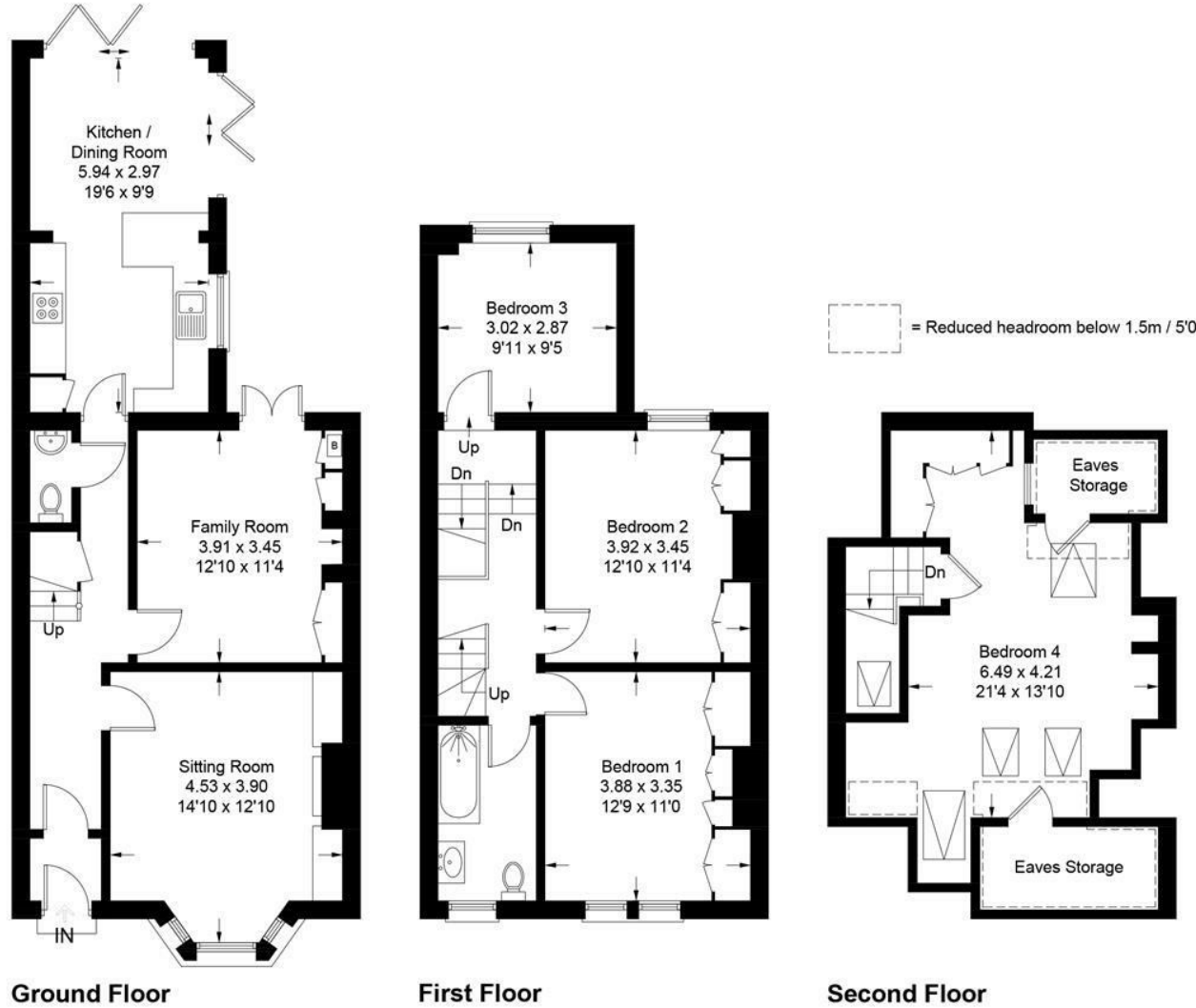


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1037746)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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