



| Westbury on Trym | Guide Price £725,000

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29 Newcombe Road, Bristol, BS9 3QS

- 3 Bedrooms
- 1930s
- Semi Detached
- Elmlea and Bristol Free School Catchment
- Off Street Parking and Garage
- Beautiful Rear Garden

A fantastic 3 bedroom semi-detached family home set on a peaceful back road in Westbury-on-Trym, BS9. The property offers excellent scope and potential (subject to the necessary permissions) and benefits from a wonderful rear garden, off-street parking, and a single garage. The location sits within a friendly and well-regarded community, served by highly sought-after schools including Elmlea Infants and Juniors (approx. 686m), St Ursula's E-ACT Academy (approx. 815m), Bristol Free School for secondary education, as well as several notable independent schools.

The property is accessed from the front via an entrance porch, opening into an inviting hallway with stripped wooden flooring. From here, you access the reception rooms, kitchen/diner, understairs WC, and the staircase to the first floor. The reception rooms have been opened up to create a bright, airy family space with dual aspect, featuring a bay window with attractive shutters to the front and patio doors leading to the rear garden. The kitchen has been extended to form a generous kitchen/diner overlooking the rear garden. It offers a range of wall and base units, worktops, sink/drain, space for a cooker, room for a fridge/freezer, and plumbing for a washing machine. A useful boiler cupboard houses the wall-mounted Vaillant gas boiler and provides additional storage. The dining/breakfast area enjoys large rear and side windows, giving a wonderfully light feel and a seamless connection to the garden, with direct access outside.





Upstairs, the landing leads to 3 bedrooms, the family bathroom and access to the loft. Bedroom 1 sits at the front of the property and features a bay window with an open aspect up Rysdale Road; it is a double room and carpeted. The rear bedroom is also a double, offering views over the garden, modern fitted wardrobes and carpeted. Bedroom 3 is a well-proportioned room with a front-facing window, picture rail and is carpeted. The bathroom has been refitted in recent years and includes a bath, separate shower cubicle, low-level WC, wash hand basin, heated towel rail, and partial tiling.

Outside, the front of the property offers off-street parking, a low-level stone wall, and an area laid with stone chippings. The garage is accessed via an electric up-and-over door and benefits from power and lighting as well as providing side access.

The rear garden is beautifully maintained, featuring patio areas, a generous lawn, and a selection of mature shrubs and plants.

A superb home that truly should not be missed.

Early viewing is highly recommended to avoid disappointment.



**Energy Performance Certificate
Rating D**

Council Tax Band D



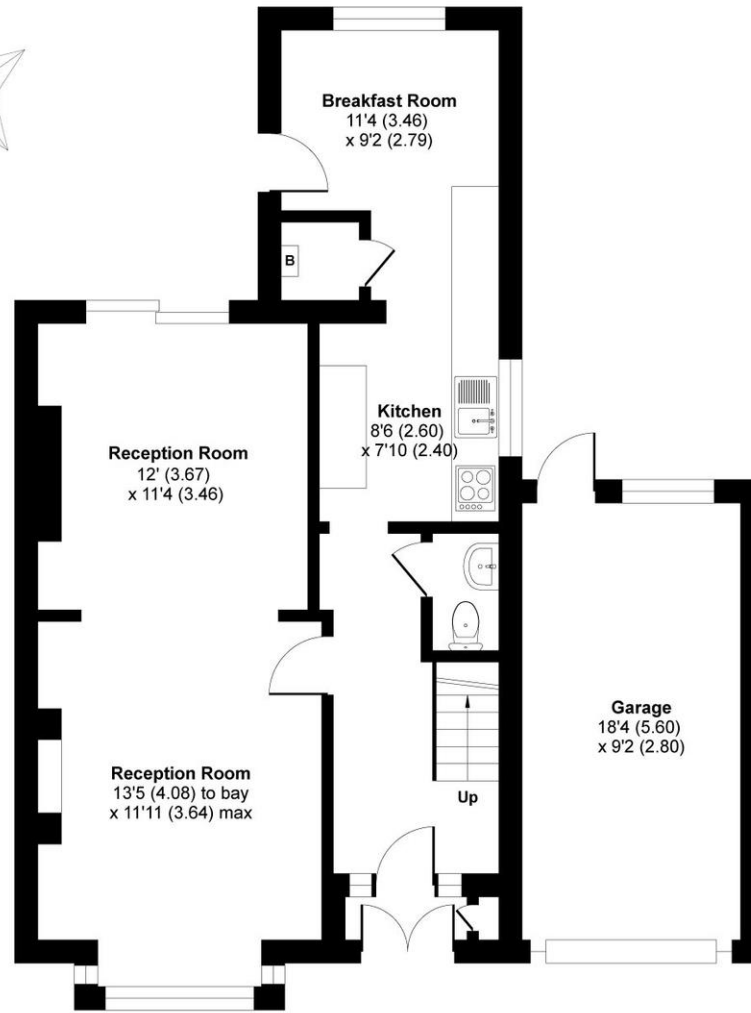
Newcombe Road, Bristol, BS9

Approximate Area = 1132 sq ft / 105.1 sq m

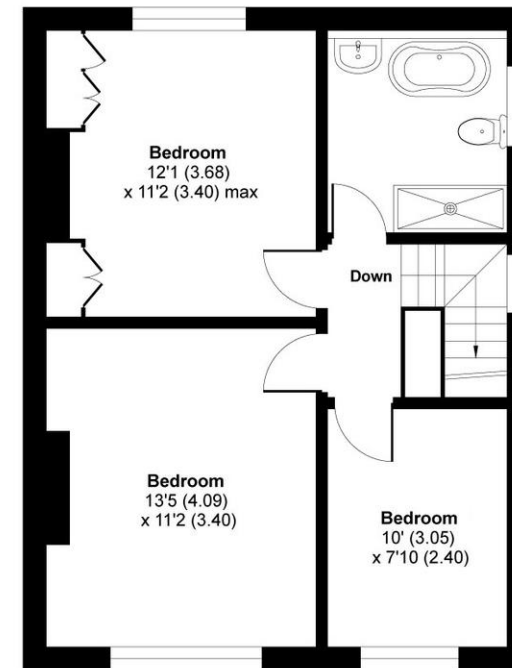
Garage = 169 sq ft / 15.7 sq m

Total = 1301 sq ft / 120.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Leese & Nagle. REF: 1381768



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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