



Connells

Bedminster Down Road
Bristol



Property Description

A rare opportunity to secure a versatile semi-detached home with a sizeable self-contained private annex with rear access, perfectly positioned on Bedminster Down Road with excellent access to local amenities, green spaces and transport links. The layout also offers strong buy-to-let potential, with the annex providing an attractive, fully independent rental option.

The main house offers three bedrooms, two reception rooms and a bright, modern kitchen, arranged across a traditional layout with generous room proportions. The living room sits to the front with a feature fireplace and a warm, welcoming feel, while the dining room opens directly to the garden, creating a sociable flow through the ground floor. Upstairs, three well-sized bedrooms and a contemporary family bathroom complete the accommodation.

To the rear, the self-contained annex is a standout feature — a beautifully finished, vaulted-ceiling living/kitchen space with skylights, exposed beams and sliding doors to a private courtyard area. It also includes a large double bedroom, a separate study and a full bath/shower room with both a walk-in shower and a bath. This is a genuinely flexible space, ideal for multi-generational living, older children, guests or as a high-quality workspace or studio.

Outside, the property enjoys a private courtyard-style garden accessed from the main house, with additional courtyard space directly outside the annex, offering a practical and low-maintenance setup.

Main House

Porch

A practical entrance space ideal for coats, shoes and everyday storage before stepping into the main hallway.

Hall

A central hallway connecting both reception rooms and the kitchen, with stairs rising to the first floor

Living Room

14' 6" max x 12' 3" max (4.42m max x 3.73m max)

A bright and welcoming front reception featuring a large double glazed window with wall-mounted radiator underneath and fireplace, offering a comfortable space for everyday family living.

Dining Room

15' 3" max x 13' 3" max (4.65m max x 4.04m max)

A generous second reception room with ample space for a full dining setup. Wall-mounted radiator. French doors open directly to the courtyard garden, creating a natural indoor-outdoor flow.

Kitchen

12' x 6' 3" (3.66m x 1.91m)

A modern galley-style kitchen with matching base and head units, wooden worktops and integrated electric oven and hob, with space and plumbing for washing machine/tumble dryer, or dishwasher. Stainless steel sink and drainer with mixer tap, large double glazed window to side, and laminate flooring.

Bedroom One

15' 4" x 10' 4" (4.67m x 3.15m)

A spacious main bedroom with carpeted flooring, a large double

glazed window with wall-mounted radiator beneath. The room offers excellent floor space for a full bedroom suite, including wardrobes, drawers and additional furniture, while still feeling bright and comfortable.

Bedroom Two

14' 5" x 8' 5" (4.39m x 2.57m)

A well-proportioned double bedroom with carpeted flooring, a double-glazed window and a wall-mounted radiator. There is ample room for a double bed, bedside tables and freestanding storage, making it ideal as a guest or child's bedroom.

Bedroom Three

14' 4" x 7' 3" (4.37m x 2.21m)

A versatile single bedroom with carpeted flooring, a double-glazed window and a wall-mounted radiator. Perfect as a child's room, nursery, or home office.

Bathroom

A modern family bathroom with vinyl flooring, a double-glazed window, and a clean four-piece suite comprising WC, wash hand basin, panelled bath and walk-in shower cubicle.

Rear Garden

Courtyard style rear garden offering outside space for relaxation in summer months. Also offering access to annex.

Annex

Kitchen/Living Area

18' 9" x 17' 3" (5.71m x 5.26m)

A stunning vaulted open-plan space with wood-style flooring, double-glazed windows and sliding doors, skylights and exposed beams, and underfloor heating. Bi-folding doors leading to private patio area.

Large fitted kitchen with matching base and head units with granite worktops, and green tile splashback behind. Integrated double range style oven with gas hob, stainless steel splashback and double extractor fan above. Belfast style sink with stainless tap.

Bedroom

15' 11" x 11' 2" (4.85m x 3.40m)

A large double bedroom with wood-style flooring, a double-glazed window, and a wall-mounted radiator.

Study

9' 1" x 7' 7" (2.77m x 2.31m)

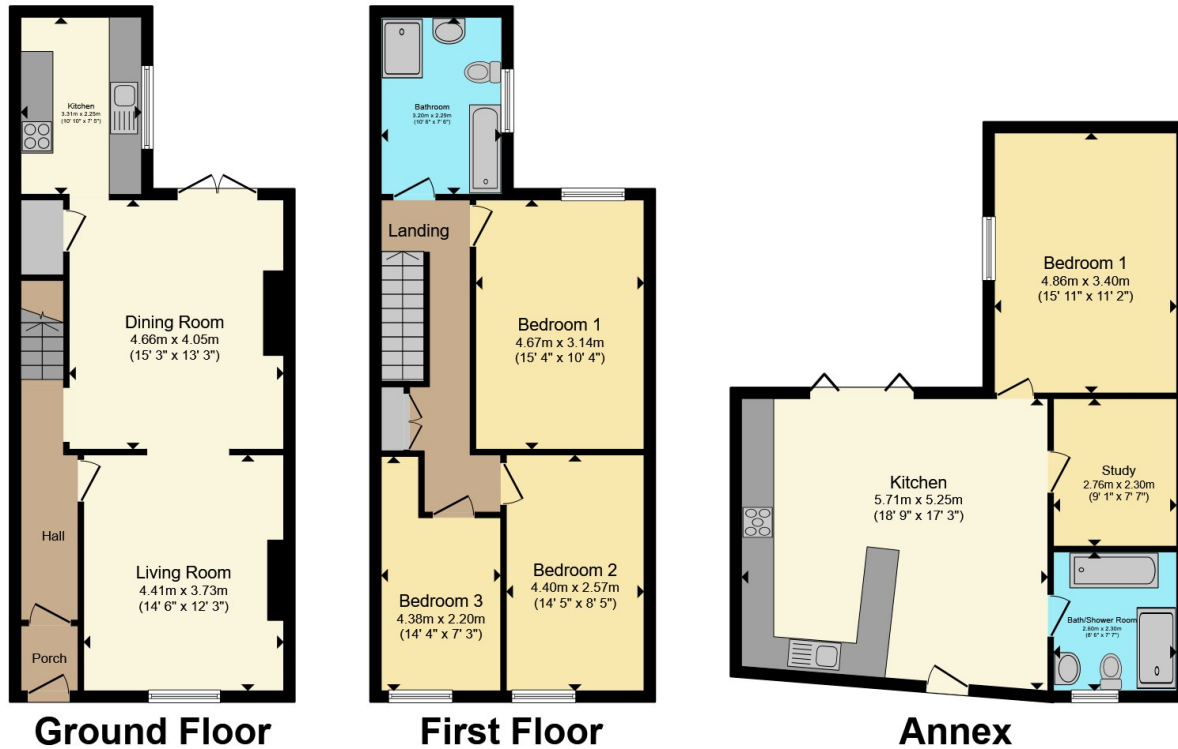
Bath/Shower Room

A high-quality bathroom with tiled flooring, a double-glazed window, a walk-in shower, full-size bath, WC and wash hand basin.

Driveway

2 car driveway to side of property - dropped kerb.





Total floor area 165.0 m² (1,776 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Band: B

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Tenure: Freehold



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Property Ref: BMR309635 - 0005