



**Connells**

Weare Court Canada Way  
Bristol

# Weare Court Canada Way Bristol BS1 6XF

for sale offers in excess of  
**£395,000**



## Property Description

Positioned in one of Bristol's most sought-after harbourside neighbourhoods, this well-presented two-bedroom home offers a rare combination of peaceful living and instant access to the city's waterfront lifestyle. Set within a quiet, well-kept development, the property benefits from its own private enclosed garden and an allocated off-street parking space—a genuine advantage in BS1.

Inside, the layout is bright and practical. A separate kitchen sits to the front of the property, while the spacious living room opens directly onto the garden, creating a natural flow ideal for relaxing or entertaining. Upstairs, two comfortable double bedrooms are served by a modern bathroom with a shower-over-bath arrangement.

The location is a standout feature. Weare Court sits moments from the Harbourside, placing you within easy reach of Wapping Wharf, Millennium Square, Hotwells, and the scenic walks around the Floating Harbour. Independent cafés, restaurants, galleries, and green spaces are all within a short stroll, yet the development itself retains a calm, residential feel.

Transport connections are excellent. Regular bus routes run along Hotwells Road, the Harbour Ferry offers a scenic link across the city, and dedicated cycle paths provide direct access to the centre, Temple Meads, and Ashton Court. For drivers, the Cumberland Basin, A370, A4, and routes to the M5 are all close by, making commuting straightforward.

## Living Room

19' 1" x 10' 11" ( 5.82m x 3.33m )

A well sized lounge offering plenty of space for a three-piece lounge suite as well as a dining table. Glazed patio doors leading to rear garden, as well as a glazed window next to door. wall-mounted electric radiator either side of the room. Neutrally decorated.

## Kitchen

12' 2" x 7' 1" ( 3.71m x 2.16m )

Galley style kitchen with wood effect worktops, matching base and head units, and stainless steel double sink and drainer with mixer tap. Integrated oven and electric hob with extractor fan over. Partially tiled walls, tiled flooring, and double glazed window to rear with rolling blind.

## Bedroom One

12' 9" x 9' 11" ( 3.89m x 3.02m )

Well sized main bedroom. Carpet throughout, modern wall-mounted radiator and double glazed window to rear.

## Bedroom Two

11' 11" x 8' 4" ( 3.63m x 2.54m )

Currently shown with shelving units. Neutrally decorated bedroom with carpet throughout, modern single panel radiator, and double glazed window to rear.

## Bathroom

Three piece bathroom suite comprising WC, pedestal wash hand basin, and panelled bath with shower over. Partially tiled walls, frosted double glazed window, and lino flooring.

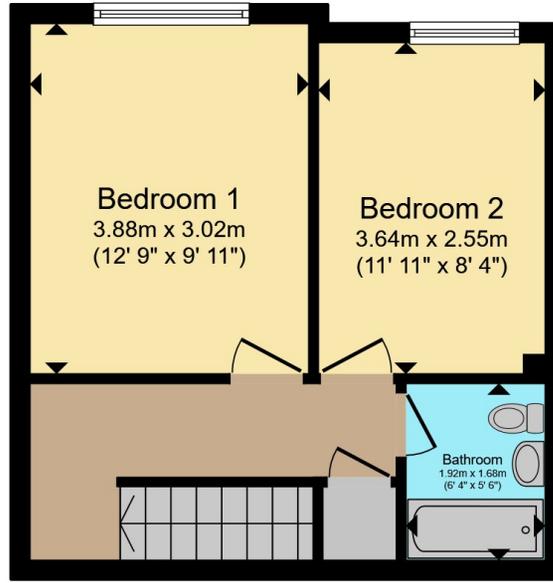
## Rear Garden

Private and enclosed rear garden with planters around, and a mix of gravel and patio slabs. A fantastic space for entertaining.





**Ground Floor**



**First Floor**



Total floor area 63.2 m<sup>2</sup> (680 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](http://www.propertybox.io)



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243 North Street Southville  
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EPC Rating: D Council Tax Band: C

Service Charge: 1260.00

Ground Rent: Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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