SARAH CLARK
PROPERTY CONSULTANTS

12
BELMONT ROAD, BRISTOL, BS6 5AN

Situated on a desirable residential road in ever-popular St Andrews, this beautifully presented period home offers flexible living with 3 bedrooms upstairs and a further studio bedroom on the lower ground floor.

The raised ground floor provides a welcoming family living space, with an elegant bay-fronted sitting room featuring high ceilings, intricate cornicing and a beautiful period fireplace. To the rear, the superb open-plan kitchen and dining room creates an ideal setting for both everyday family life and entertaining.

The first floor offers three well-proportioned bedrooms, including an impressive principal bedroom spanning the full width of the property, with a large bay window and far-reaching views across Bristol. Two further bedrooms provide excellent space for children, guests or working from home, alongside a modern family shower room.

The lower ground floor adds considerable versatility, with a generous studio room incorporating a kitchenette and shower room. With both internal access from the main house and a separate entrance from the front garden, this space could be used as a fourth bedroom, home office, guest or multi-generational accommodation, or potentially as a rental opportunity.

Outside, the paved rear garden provides a low-maintenance space for outdoor dining and entertaining, while to the front there is the rare advantage of off-street parking for two vehicles.

St Andrews is a highly sought-after neighbourhood, particularly popular with families, with St Andrews Park and the vibrant Gloucester Road just a short walk away. Excellent independent cafés, restaurants, shops and everyday amenities are close by, with good schools, transport links and easy access to Bristol City Centre completing the appeal.

Features

- Beautifully presented period family home
- Four bedrooms
- Spacious kitchen dining room
- Elegant bay-fronted sitting room
- Modern family shower room
- Attractive low-maintenance garden
- Off-street parking
- Potential rental opportunity

Sitting Room
20'4" x 15'7" (6.21 x 4.76)
An elegant bay-fronted reception room featuring high ceilings, ornate cornicing, a beautiful period fireplace and plenty of natural light.

Kitchen/Dining Room
20'4" x 12'11" (6.21 x 3.96)
A spacious open-plan kitchen and dining room fitted with a range of storage units, appliances including double oven, large fridge freezer, washing machine and dishwasher. This is a great sized room with ample space for family dining and entertaining.

Bedroom One
19'1" x 15'7" (5.84 x 4.76)
A generous bay-fronted double bedroom spanning the full width of the property, with fabulous views over Bristol, offering excellent natural light and plenty of built-in storage.

Bedroom Two
11'4" x 10'11" (3.46 x 3.33)
A well-proportioned double bedroom overlooking the rear of the property, ideal as a guest room or children's bedroom.

Bedroom Three
8'4" x 10'2" (2.55 x 3.10)
A comfortable single bedroom, perfect as a nursery, home office or study.

Shower Room
Modern family bathroom comprising a walk-in shower, wash hand basin and WC.

Studio Room
14'4" x 19'6" (4.38 x 5.95)
A superb and versatile lower ground floor studio with independent access from the front garden as well as internal access from the house, making it ideal for multi-generational living, a home office or spacious guest accommodation.

Kitchenette:

Convenient kitchenette serving the studio, fitted with base units, worktop and sink.

Shower Room:

Well-appointed shower room with shower enclosure, wash hand basin and WC.

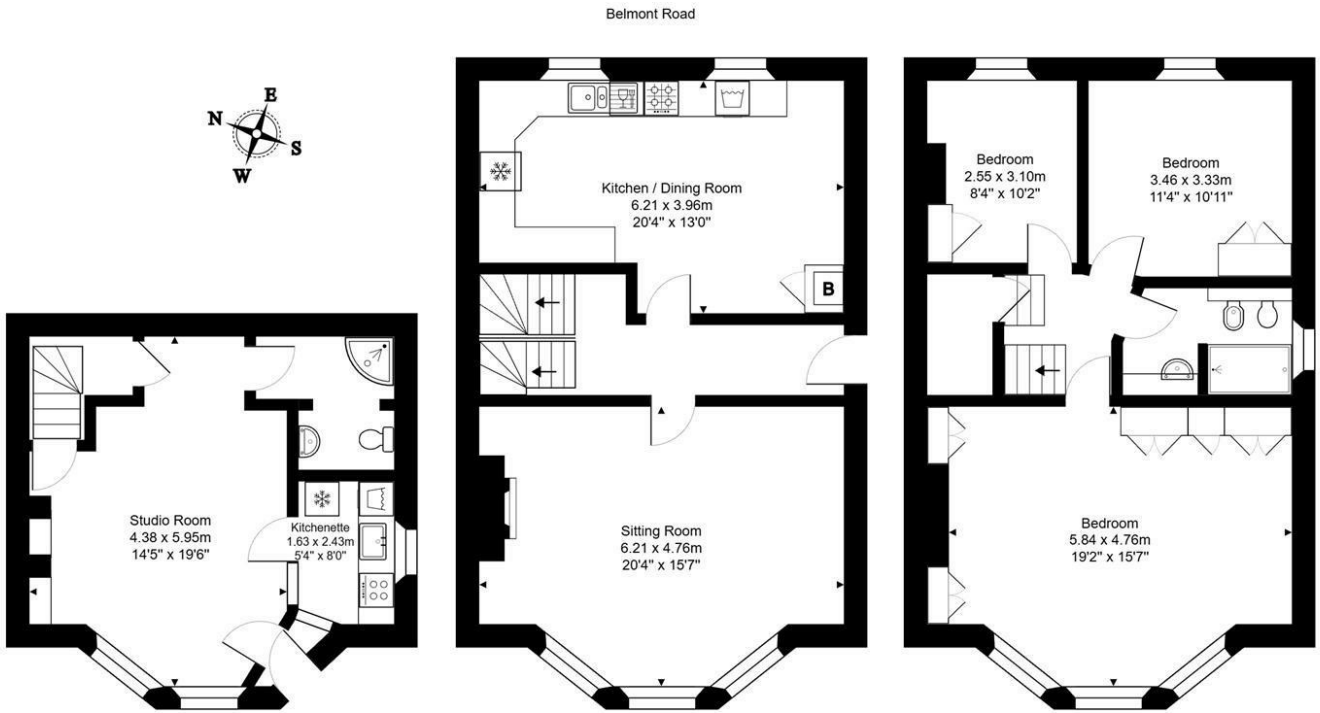
Outside
To the front of the property off-street parking for potentially two cars.

To the rear of the property is a pretty paved garden surrounded by mature shrubs.

TENURE
FREEHOLD

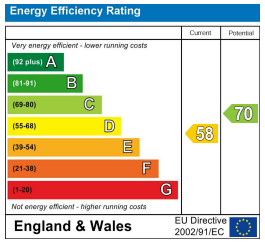
SERVICES
Mains

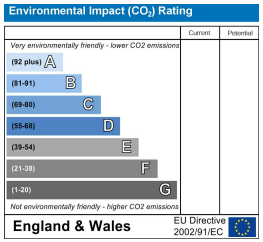
LOCAL AUTHORITY
Bristol City Council



Total Area: 154.2 m² ... 1660 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
www.inovusproperty.co.uk





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

SARAH CLARK
PROPERTY CONSULTANTS

t: 0117 4522400
Sarah Clark Property Consultants
159B Whiteladies Road, Clifton, Bristol BS8 2RF
www.sarahclarkproperties.co.uk