01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

FOR SALE

Jenkins Way, Frenchay, Bristol, BS16

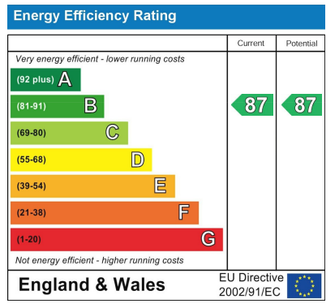
Approximate Area = 1590 sq ft / 147.7 sq m
Garage = 202 sq ft / 18.7 sq m
Total = 1792 sq ft / 166.4 sq m
For identification only - Not to scale

FLOOR PLAN:



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bradleys & Co inc. Zest Property Group. REF: 1523255

EPC CHART:



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VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



35, Jenkins Way, Bristol, BS16 2NS

4 Bedroom House - Terraced

Guide price
£575,000

- Immaculate Three Storey Family Townhouse
- Three/Four Bedrooms, Family Bathroom & Principle En-Suite
- Integrated Garage & Driveway Parking With EV Charging
- Two Reception Rooms & Sleek Kitchen Dining Room
- Landscaped Level Rear Garden
- Freehold, EPC Rating B, Tax Band E

DETAILS

An immaculately presented family home with well balanced light and airy accommodation set over three floors. This stunning home also boasts level landscaped gardens, garaging and driveway parking with EV charger.













DESCRIPTION
Upon entering the property, you are welcomed by a spacious entrance hall, with stairs rising to the first floor and useful storage and cloakroom facilities. To the left, there is access to the integral garage, which benefits from a useful utility worktop. Continuing through to the rear of the ground floor, you will find a stunning kitchen/dining room, beautifully appointed with a range of wall and base units, integrated appliances and attractive parquet flooring. French doors open directly onto the level rear garden, creating a wonderful connection between the indoor and outdoor living spaces.

The first floor is centred around an impressive sitting room, measuring 17'3" x 16'7", with a Juliet balcony enjoying delightful leafy views across Frenchay Park Gardens. A further versatile reception room, currently arranged by the owners as a home office and television snug, provides an excellent additional living space and features bespoke, integrated cabinetry. Completing this floor is the family bathroom, fitted with a contemporary three-piece white suite.

Ascending to the second floor, you will find three further bedrooms, including the principal suite. Bedrooms two and three are positioned to the rear of the property, both enjoying pleasant views across the garden. The principal bedroom is a particularly appealing space, featuring bespoke fitted wardrobes and its own Juliet balcony, from which to enjoy the attractive leafy outlook over the park. The suite is completed by a stylish en-suite shower room, fitted with a generous double walk-in shower, wash hand basin and WC.

Externally, the property enjoys a beautifully landscaped, level rear garden, predominantly laid to lawn and enclosed by fencing. Well-stocked raised flower beds add colour and interest, while two separate patio areas provide ideal spaces for outdoor entertaining and al fresco dining during the warmer months. To the front, a private driveway provides off-street parking for two vehicles, complemented by a dedicated electric vehicle charging point.

LOCATION
Jenkins Way enjoys an attractive position within the popular and well-established Frenchay area, offering an appealing balance of peaceful surroundings, green open spaces and excellent connectivity. The area is particularly well suited to families, with Frenchay Primary School just a short distance away, while a number of other well-regarded primary and secondary schools can be found within the surrounding area. Frenchay is also home to the Frenchay Campus of UWE Bristol, providing convenient access to its extensive facilities, whilst the nearby open spaces and historic character of Frenchay add to the area's strong sense of community. For commuters, Bristol Parkway and Filton Abbey Wood railway stations provide excellent rail connections, while the city centre is approximately four miles away, with regular bus and Metrobus services offering convenient access into Bristol. The city itself is renowned for its vibrant atmosphere, combining a rich architectural and maritime heritage with an exceptional selection of independent shops, restaurants, cafés, cultural venues and leisure facilities. With its blend of countryside charm, excellent amenities and easy access to the energy and attractions of Bristol, Frenchay remains a highly desirable location for modern living.