



Connells

Tregarth Road
Bristol



Property Description

Set along a quiet, residential stretch of Tregarth Road, this three-bedroom terraced home offers a thoughtful balance of space, comfort and that unmistakable BS3 community feel. Built in the early 1980s and arranged across a generous footprint, the property sits within a small postcode cluster, giving the street a calmer, more intimate rhythm than many expect this close to Bedminster's energy.

Inside, the layout delivers three well-proportioned bedrooms, flexible living space and the kind of everyday practicality that suits growing families, first-time movers or anyone wanting a home that adapts to modern life. Natural light moves well through the property, while outside you'll find the rare advantage of off-street parking — a genuine asset in this part of South Bristol.

With North Street's independents, green spaces, weekend markets and Parson Street Station all within easy reach, this is a home rooted in its neighbourhood: friendly, walkable and unmistakably BS3.

Entrance Hall

Double glazed door to front. Access to all ground floor rooms and stairs leading to first floor.

Lounge

17' 11" x 13' 11" (5.46m x 4.24m)
Double glazed window to front. Radiator and TV point. Carpet throughout.

Kitchen/Diner

13' 11" x 9' 4" (4.24m x 2.84m)
Double glazed window and double glazed patio doors offering direct access to rear garden. Integrated washing machine and

space for fridge freezer.

Matching base and heads units with stainless steel sink and drainer.

Bedroom One

11' 11" x 10' 8" (3.63m x 3.25m)
Well sized main bedroom comprising double glazed window to front, wall-mounted radiator and TV point. Ample space for large bed and standalone furniture.

En-Suite

Double glazed window to front. Three piece en-suite comprising low-level WC, wash hand basin and shower cubicle, radiator and extractor fan.

Bedroom Two

11' 3" x 7' 7" (3.43m x 2.31m)
Well sized second bedroom with double glazed window to rear, and wall-mounted radiator.

Bedroom Three

10' 5" x 6' 4" (3.17m x 1.93m)
Double glazed window to rear and wall-mounted radiator.

Bathroom

Three piece bathroom suite comprising low-level WC, wash hadn basin, and panelled bath with shower over.

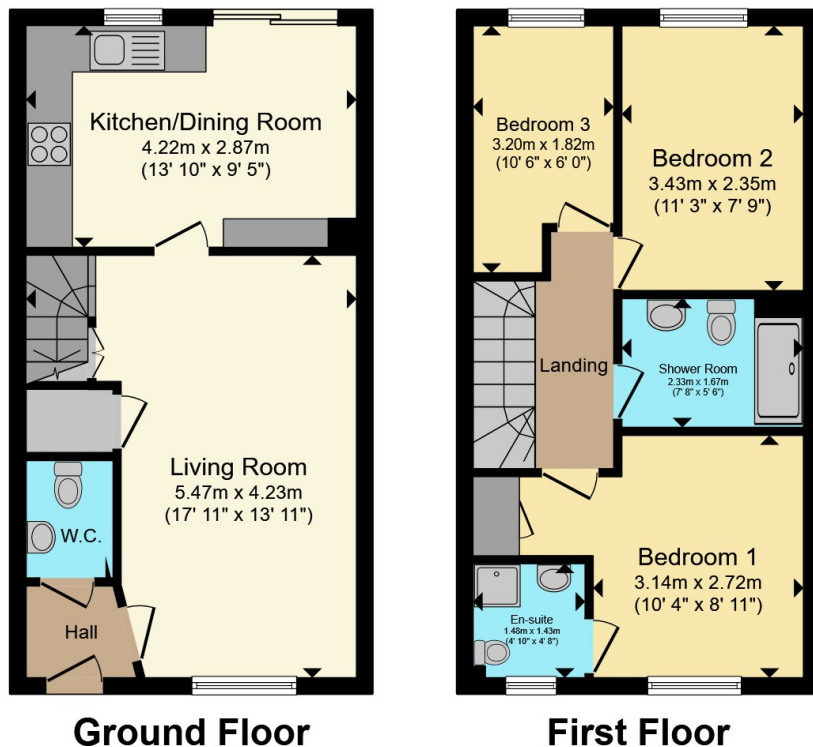
Front

Off-street parking to front for two cars.

Rear Garden

Fully enclosed private rear garden, laid to lawn with raised flower beds surround.





Total floor area 72.1 m² (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

Connells



To view this property please contact Connells on

T 0117 966 4278

E southville@connells.co.uk

243 North Street Southville
BRISTOL BS3 1JN

EPC Rating: B Council Tax
Band: C

view this property online connells.co.uk/Property/BMR312483

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BMR312483 - 0003