

# MAGGS & ALLEN

286 SOUTHMEAD ROAD  
WESTBURY-ON-TRYM, BRISTOL, BS10 5EN



## AUCTION GUIDE £235,000

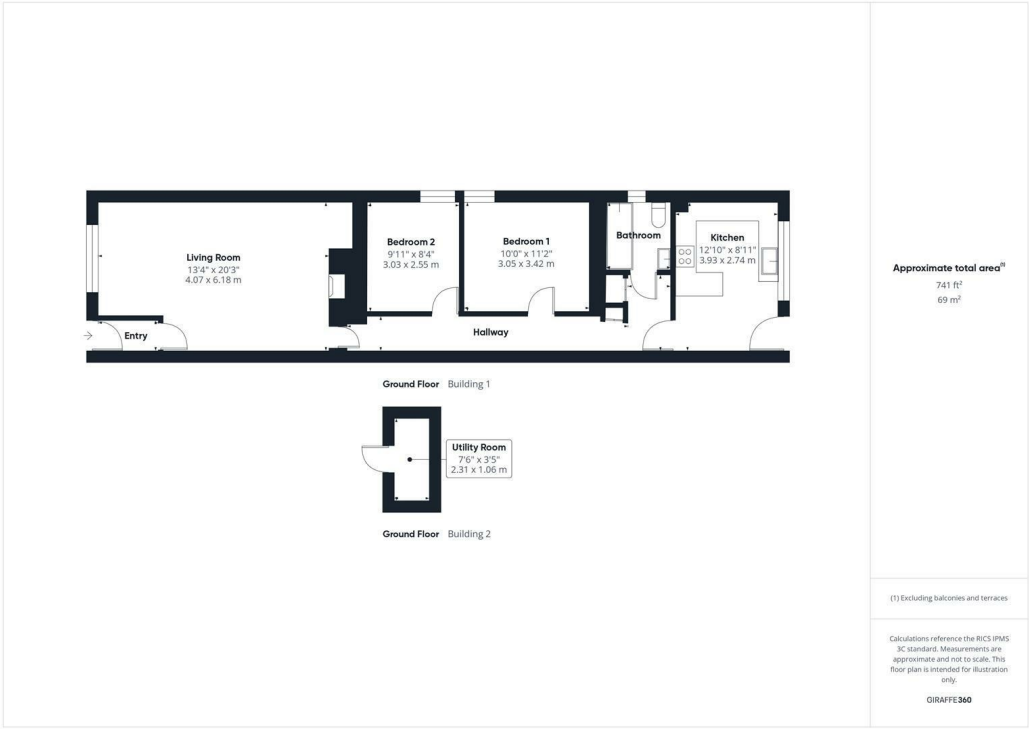
Well presented two bedroom bungalow offering flexible accommodation, including two double bedrooms, a bright living/dining room, fitted kitchen/breakfast room, bathroom and large loft space. The property features a private, low-maintenance courtyard garden with external storage and benefits from off-street parking for two vehicles via a rear access lane. Ideally located close to amenities on Southmead and Henleaze Roads, with excellent transport links and within close proximity to Southmead Hospital.

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# 286 SOUTHMEAD ROAD, WESTBURY-ON-TRYM, BRISTOL, BS10 5EN



## FOR SALE BY AUCTION

This property is due to feature in our online auction on 19 March 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

2 DOUBLE BEDROOM BUNGALOW WITH PARKING & PRIVATE GARDEN

## DESCRIPTION

A well presented two bedroom bungalow offering spacious and versatile accommodation throughout. The property comprises two generous double bedrooms, a bright and airy living/dining room, a fitted kitchen/breakfast room, and bathroom.

Externally, there is a private, level and low maintenance courtyard garden with a useful external storage area. To the rear, a private lane accessed from Southmead Road leads to an off street parking area for two vehicles. Ideally located for local amenities on Southmead Road and Henleaze Road, the property is just a stone's throw from Southmead Hospital with excellent bus links.

## LOCATION

This is a very convenient location. Southmead Hospital is 0.3 miles away, Henleaze High Street is around a 15 minute walk and Westbury Village is less than a mile away. At the end of the road there is Henleaze Swimming Lake and Badocks Woods is great for walking the dog. Close by is BAWA Sports Ground, David Lloyd Health Centre, and Horfield Leisure Centre. There are excellent bus links to all parts of the city and its only a short drive to Cribbs Causeway and the motorway network.

## ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

## COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

## TENURE

Please refer to The Auction Legal Pack.

## LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email [lettings@maggsandallen.co.uk](mailto:lettings@maggsandallen.co.uk).

## AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email [admin@maggsandallen.co.uk](mailto:admin@maggsandallen.co.uk)

## BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

## \*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

## RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.