



Somerset Terrace, Windmill Hill

£550,000



- **Period Terrace Home**
- **Three / Four Bedrooms**
- **Kitchen / Dining Room**
- **Upstairs & Lower Ground Floor Bathroom**
- **Fantastic Roof Top City Views**

- **Arranged Over Three Floors**
- **Sitting Room**
- **Balcony Over Looking Rear Garden**
- **Lower Ground Floor Annex**
- **Energy Rating - C**

An impressive double bay-fronted Victorian terrace offering beautifully proportioned and highly flexible accommodation arranged over three floors.

Upon entry, the ground floor welcomes you with a bright bay-fronted sitting room, enhanced by a fitted log burner creating a warm and inviting space. To the rear, the open-plan kitchen/diner forms the heart of the home, perfectly suited to family life, entertaining, or relaxed evenings. French doors open onto a balcony with far-reaching city views and completing this level is a convenient WC and useful storage area. The first floor comprises three generously sized bedrooms, all well presented. The central bedroom benefits from an en-suite WC with wash hand basin and enjoys elevated views across the city. A contemporary family bathroom serves the remaining bedrooms.

A standout feature of the property is the fully self-contained lower ground floor, offering exceptional versatility. Ideal as a guest suite, home office/studio, or accommodation for a dependent relative, this space includes a double bedroom, a spacious reception area, a stylish shower room, and a kitchenette, providing true independent living potential.

Situated on Somerset Terrace, a quiet residential road, the property enjoys excellent access to local amenities. A wide selection of shops, cafés, bars, and restaurants can be found within a 10-minute walk on West Street, East Street and North Street. The area is also well served by green spaces, with Victoria Park close by. Windmill Hill City Farm is an independent community project which offers something for all the family within its 4.5 acre site and is within a 10 minute walk. Bedminster Train Station is just a couple of streets away, while Bristol Temple Meads can be reached in approximately 20 minutes on foot via the park.

Living Room 16'10 max x 14'10 into bay (5.13m max x 4.52m into bay)

Kitchen 16'6 max x 8'5 max (5.03m max x 2.57m max)

Dining Area 10' x 8'4 (3.05m x 2.54m )

Balcony 10' x 8'4 (3.05m x 2.54m)

Bedroom One 11'5 x 11'1 (3.48m x 3.38m )

Bedroom Two 14'6 into bay x 11'2 max (4.42m into bay x 3.40m max)

Bedroom Three 8'2 x 7'1 (2.49m x 2.16m )

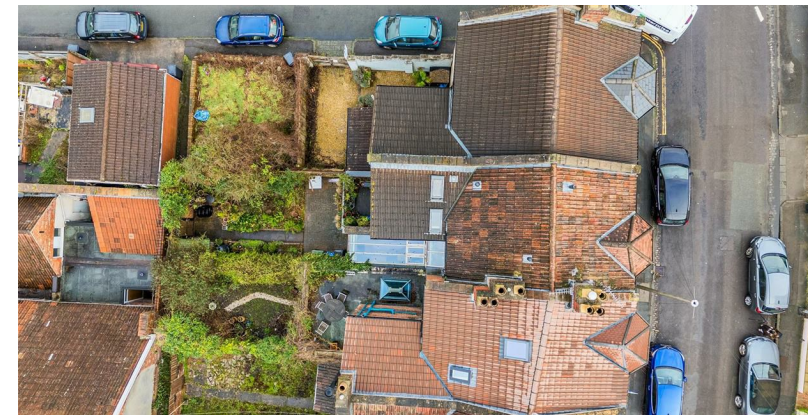
(Basement) Bedroom 13'6 max x 10'4 max (4.11m max x 3.15m max)

(Basement) Kitchen/Sitting/Dining Room 16'2 x 14'11 (4.93m x 4.55m )

(Basement) Bathroom 5'2 x 5'7 (1.57m x 1.70m)

Tenure - Freehold

Council Tax Band - B

































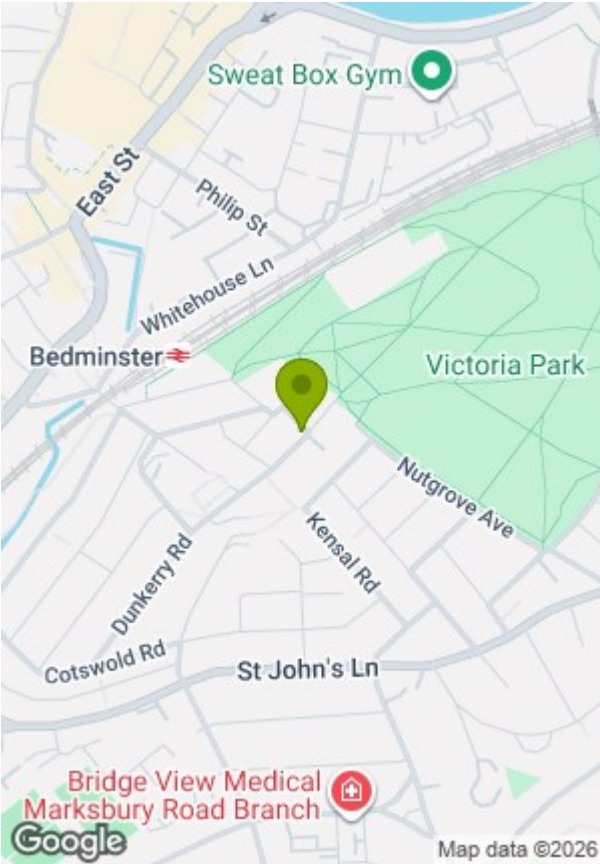


Somerset Terrace, Windmill Hill, Bristol, BS3

Approximate Area = 1482 sq ft / 137.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1408681



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	74		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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