



**Connells**

Lynton Road  
Bedminster Bristol

# Lynton Road Bedminster Bristol BS3 5LP

for sale guide price  
**£300,000**



## Property Description

This substantial four bedroom home offers a generous and flexible layout across three floors, providing over 1,100 sq.ft. of internal space. The property sits on a sizeable plot with a long rear garden, a detached garage and off-street parking behind a gated frontage, giving it strong practical appeal in a popular BS3 location.

Inside, the ground floor includes a full-width living room, a separate kitchen with direct access to the garden, and a bathroom with a separate WC. The rooms benefit from large windows, multiple radiators and good natural light, with many original features still in place. The first floor provides three well-proportioned bedrooms, while the second floor is occupied by a spacious top-floor bedroom with eaves storage and a skylight.

The rear garden is a standout feature, offering a wide lawn, established boundaries and access to the detached garage. The frontage provides additional outdoor space and gated access to the driveway. The overall footprint and layout give the property strong potential for buyers looking to create a long-term home in a convenient Bedminster setting close to shops, schools and transport links.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a

minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Living Room

14' 10" x 11' ( 4.52m x 3.35m )

A full-width reception room with a large double glazed window to the front providing excellent natural light. Features include a fitted radiator, a fireplace surround with hearth, and carpeted flooring.

## Kitchen

10' 5" x 9' 5" ( 3.17m x 2.87m )

Positioned at the rear of the property with a double glazed window and external door to the garden. Fitted with base and wall units, a stainless steel

sink beneath the window, tiled splashbacks and patterned vinyl flooring. Wall-mounted radiator.

## Bathroom

Located on the ground floor with a window to the side. Contains a fitted bath with wall-mounted shower unit, tiled splashback, pedestal wash hand basin and wall mounted radiator. Vinyl flooring.

## Ground Floor WC

A separate WC with a frosted double glazed window, WC and vinyl flooring.

## Bedroom One

16' 11" x 11' 7" ( 5.16m x 3.53m )  
large first-floor double bedroom with a large double glazed window and wall-mounted radiator, and carpeted flooring.

## Bedroom Two

13' 11" x 8' 3" ( 4.24m x 2.51m )  
A first-floor bedroom with a double glazed window overlooking the garden with a wall-mounted radiator under, and carpeted flooring.

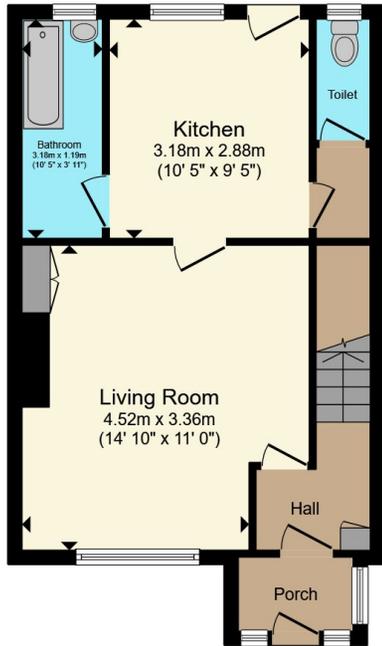
## Bedroom Three

10' 5" x 8' 4" ( 3.17m x 2.54m )  
A further first-floor bedroom with a rear double glazed window, fitted radiator and carpeted flooring.

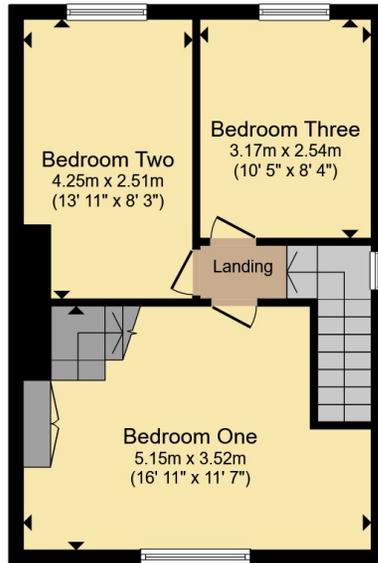
## Loft Room

A spacious converted loft room with skylight window and eaves storage access. Fitted radiator and carpeted flooring. Restricted head height in places.

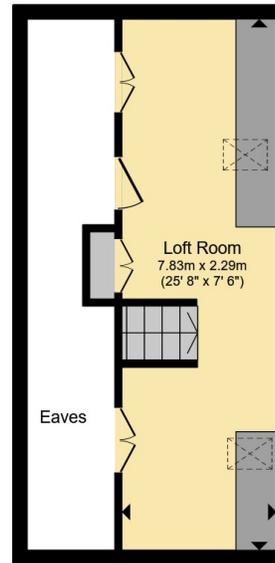




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 102.2 m<sup>2</sup> (1,100 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](http://www.propertybox.io)

**Connells**



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243 North Street Southville  
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EPC Rating:  
Awaited

Council Tax  
Band: B

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Tenure: Freehold



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