

MAGGS & ALLEN

1 SOUTHWOOD DRIVE EAST
COOMBE DINGLE, BRISTOL, BS9 2QP



PRICE GUIDE £275,000

A good-sized three-bedroom semi-detached house set within a generous plot in the popular and well-established area of Coombe Dingle. Requiring modernisation throughout, the property offers considerable scope for improvement and provides buyers with the opportunity to create a spacious and contemporary family residence tailored to their own requirements.

The substantial plot may also offer potential for extension or further development, subject to the necessary planning consents. Externally, the property benefits from a generous driveway providing ample off-road parking, together with a detached garage offering excellent storage or workshop space.

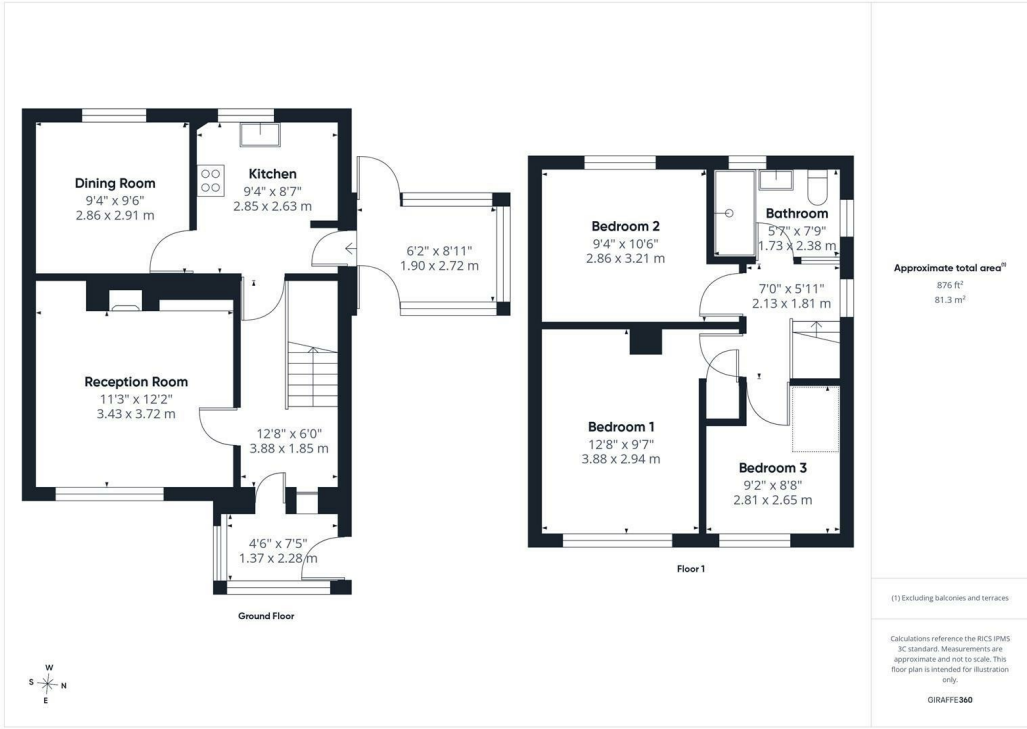
Ideally positioned for access to a range of highly regarded local schools, everyday amenities, parks and open spaces, as well as convenient transport links into Bristol and surrounding areas. This is an exciting opportunity for buyers looking for a property with excellent potential in a desirable North Bristol location.

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FOR SALE BY AUCTION

This property is due to feature in our online auction on 17 September 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

3 BED SEMI DETACHED HOUSE IN NEED OF UPDATING WITH LARGE PLOT

DESCRIPTION

Three bedroom semi-detached house occupying a large and generous plot in this highly sought-after and leafy residential area of Coombe Dingle, Bristol. The property is in need of modernisation, providing an excellent opportunity for buyers to create a substantial family home to their own specification. The generous plot also offers scope to extend, subject to the necessary planning consent, providing potential to significantly enhance the existing accommodation. The house further benefits from a large driveway and detached garage, providing ample off-street parking and useful storage.

Situated close to a range of local amenities, schools, green spaces and transport links, with Bristol City Centre readily accessible, this property represents an exciting opportunity for those seeking a refurbishment project in a desirable North Bristol location.

LOCATION

Southwood Drive East is located within the established Coombe Dingle residential area, with convenient access to Westbury-on-Trym, Henleaze and surrounding areas. The location also provides access to local schools, shops, transport links and nearby green spaces.

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.

SITE PLAN

The site plan is provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

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.

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

BUYER'S PREMIUM

Maggs be advised that all purchasers are subject to a £1,900 plus VAT (£2,280 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.



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.