



MAGGS
& ALLEN

8 SOUTHFIELD COURT
WESTBURY-ON-TRYM, BRISTOL, BS9 3BL
£310,000

A deceptively-spacious (approx 857sqft) three-bedroom apartment located within a quiet development just a short walk from Westbury Village. Boasting elevated views, a private garage and attractive communal gardens, this property comes with the added benefit of no onward chain.

Summary

A door with intercom system gives way to a communal hallway, with a staircase rising to the second floor landing.

Upon entry, you are greeted by a welcoming entrance hall providing access to two generous storage cupboards and the principal rooms.

The living space is sizeable, and sits towards the rear of the property with two large windows allowing for an abundance of light to flood the space. From here, access is available to the kitchen; complete with a large storage cupboard and comprising a range of base and wall-mounted units with worktops and tiled splashbacks. Integrated appliances include an electric oven and grill, electric hob, and stainless steel sink, with further space available for a washing machine and fridge.

The main bedroom is a sizeable double, boasting built-in storage and a large window framing beautiful elevated views of the locality. The second bedroom is also a double, and benefits from built-in wardrobes and similar views to the main bedroom. Bedroom 3 also provides space for a double bed, but would also make for an ideal home office or study.

Completing the accommodation is a bathroom comprising a sink and bath with shower over, as well as a separate WC adjacent.

Externally, the building sits within expansive, well-maintained communal gardens bordered by shrubs and trees, creating a real sense of privacy. The property also comes with the added benefit of a private allocated garage.

Location

Westbury-on-Trym is a village on the outskirts of Bristol city centre dating back over a 1000 years. Named after the River Trym running through it, with a strong community feel, centred around The Holy Trinity Church. At the heart of the village is a war memorial where the three main shopping streets converge. The village boasts a good selection of local independent shops as well as cafes, banks, restaurants and family friendly pubs.

The village is ideally suited to the needs of growing families offering excellent local schools including Westbury-on-Trym Church of England Academy, Elmlea Infant School, Elmlea Junior School and Bristol Free School. The jewel in its crown has to be the ever-popular Canford Park - a family friendly recreational space with playground, tennis courts, football pitches and a bowling green.

Well-known for its 1930s architecture and well-sized gardens, Westbury-on-Trym is a stones-throw from open green spaces of The Downs, just 3 miles from the city centre and providing excellent public transport and easy access to the motorway network and Cribbs Causeway shopping centre.

Schools

Redmaids' High School - 0.25 miles

E-Act St Ursula's Academy - 0.34 miles

Westbury-on-Trym CofE Academy - 0.39 miles

Elmlea Infant & Junior Schools - 0.45 miles

Lease Information

We understand there are 945 years remaining on the lease.

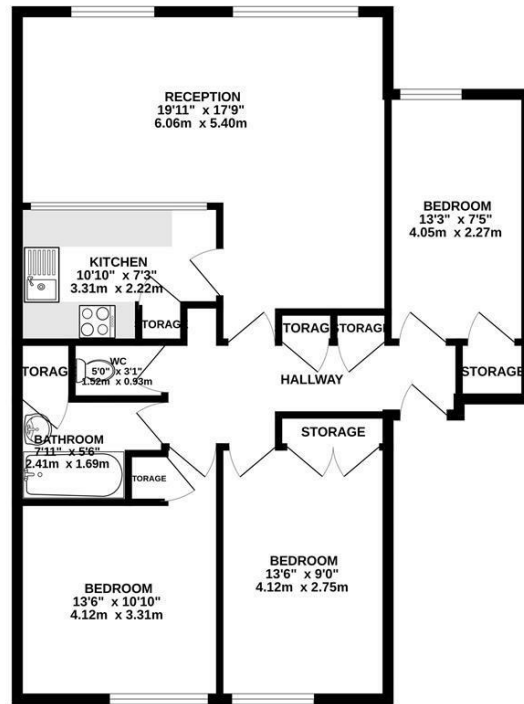
We understand there is an annual service charge of £2,200.

Please note these figures should be checked by your legal advisor.

[If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.](#)



SECOND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2025

- A deceptively-spacious, three bedroom purpose built apartment
- Open-plan living/dining space, with a fitted kitchen adjacent
- Bathroom and separate WC
- Stunning, elevated views from Bedrooms 1 & 2
- Well-maintained communal gardens
- Includes a private single garage
- Located on a very popular road, within a short walk of Westbury Village
- Offered to the market with no onward chain

Guide Price: £310,000

Tenure: Leasehold

Council Tax Band: C

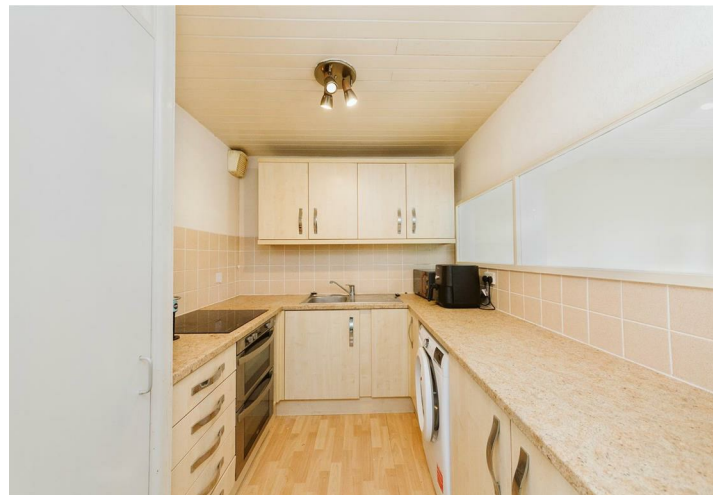
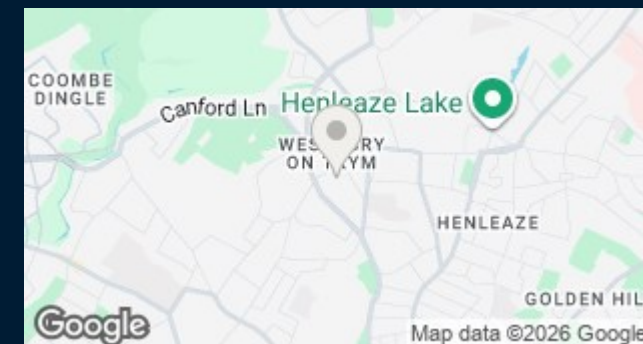
EPC Rating: C

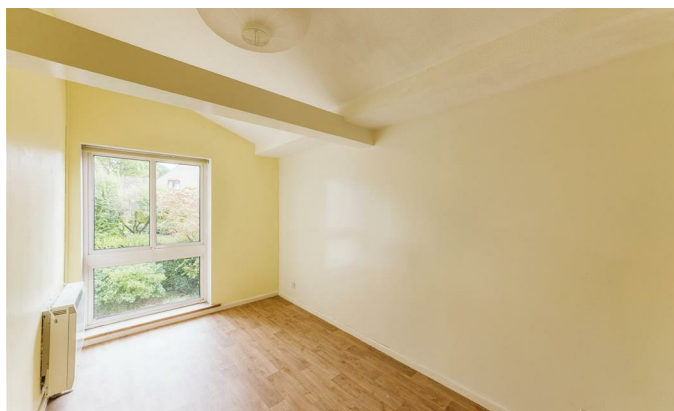
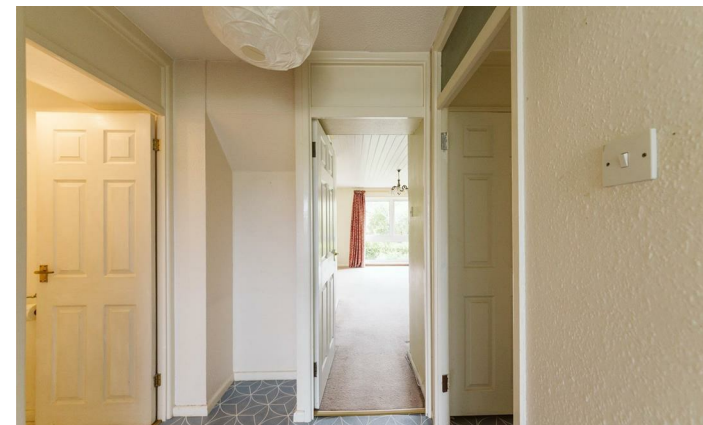
Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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