



MAGGS  
& ALLEN

286 SOUTHMEAD ROAD  
WESTBURY-ON-TRYM, BRISTOL, BS10 5EN  
£250,000

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.

### Summary

A well-presented two-bedroom bungalow offering spacious and versatile accommodation throughout. The interior features two double bedrooms, a living/dining room, and a kitchen/breakfast room alongside a fitted bathroom.

Outside, a private, level courtyard garden provides low-maintenance outdoor space with an external storage area. To the rear, a private lane accessed from Southmead Road leads to off-street parking for two vehicles. The property is situated near local amenities on Southmead and Henleaze Road, within walking distance of Southmead Hospital and frequent bus links.

### 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.

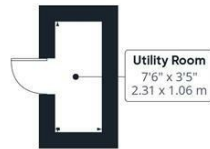
The village is ideally suited to the needs of growing families offering excellent local schools including Westbury-on-Trym Church of England Academy, Elmlea Infant School, Elmlea Junior School and Bristol Free School. The jewel in its crown has to be the ever-popular Canford Park - a family friendly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





Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
741 ft<sup>2</sup>  
69 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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- A well-maintained bungalow in a convenient location
- Two double bedrooms
- Off-street parking for two vehicles
- Private courtyard garden
- Kitchen/breakfast room
- Sizeable reception room
- No onward chain

**Guide Price:** £250,000

**Tenure:** Freehold

**Council Tax Band:** B

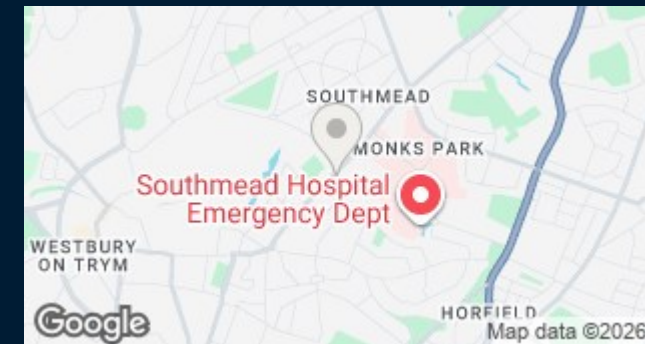
**EPC Rating:** D

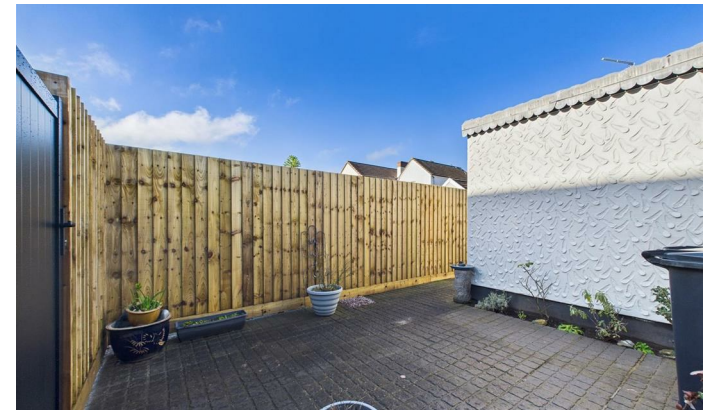
**Local Authority:** Bristol City Council

**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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