



MAGGS
& ALLEN

14 THE CRESCENT
SEA MILLS, BRISTOL, BS9 2JR
£375,000

A well-presented, three bedroom semi detached home located on a quiet road in Sea Mills. Offering two reception rooms, a separate kitchen and a fantastic rear garden.

Ground Floor

Upon entry, you are greeted by a bright entrance hall with internal doors to the principal rooms and a staircase rising to the first floor landing.

The sitting room is located at the front of the house, and boasts stripped floorboards dual-aspect windows allowing for natural light to flood the space throughout the day. Adjacent, a second reception room makes for an ideal dining room or living space, with stripped floorboards and a double-glazed window overlooking the enclosed front garden.

The kitchen is separate, and comprises a large storage cupboard and a range of base and wall-mounted units with worktops and an integrated stainless steel sink. Space is available for a cooker, washing machine, dishwasher and fridge/freezer. From here, an external door provides access to another large storage cupboard, and in turn the rear garden.

First Floor

Ascending to the first floor landing, you will find a large storage cupboard and internal doors leading to the three bedrooms.

The main bedroom sits at the front of the house, and is a sizeable double with built-in storage and a large double-glazed window. The second bedroom is also a well-sized double, with a window providing attractive views of the rear garden and beyond. Bedroom 3 is a large single, and makes for an ideal home office or study.

Externally

From The Crescent, a wooden gate leads through to an enclosed front garden with a large hedgerow to the front screening the house from the road. There is potential to create the front garden into a driveway if desired, and subject to the necessary permissions. A pathway leads past the side of the house to the rear garden.

Perhaps one of this property's best features is its very generous rear garden; primarily laid to lawn, the space boasts a patio area, raised beds, and sunlight throughout the day due to its size. Mature trees border the bottom of the garden, giving it a private feel.

Location

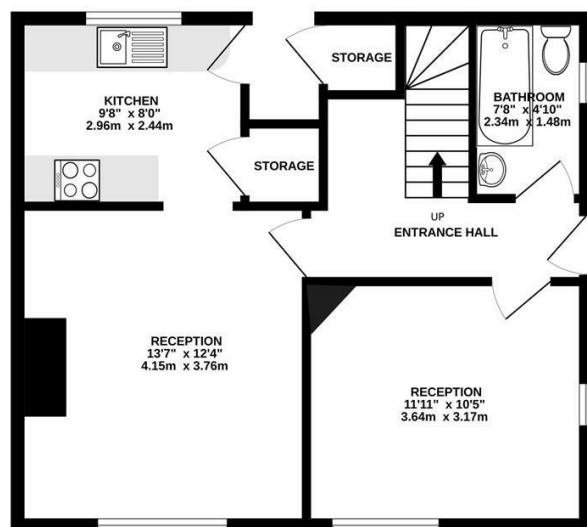
Sea Mills, in northwest Bristol, is a historically significant and well-connected neighbourhood. Beyond its historical roots, Sea Mills is characterized by a strong sense of community, featuring local events and initiatives that foster a friendly atmosphere. Nestled along the River Avon, residents enjoy picturesque waterfront views and green spaces. With convenient transportation links and a variety of local businesses, Sea Mills is a charming and accessible area.

Schools

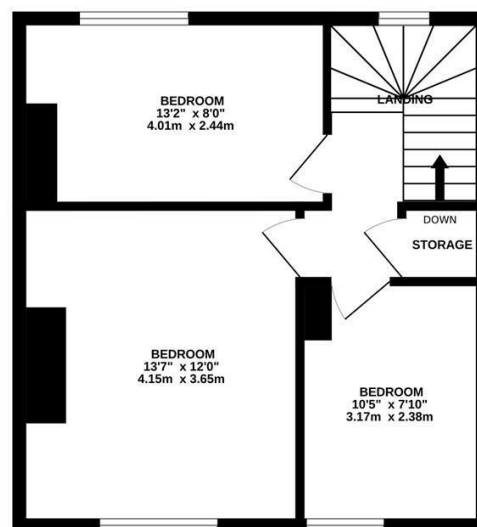
Sea Mills Primary School - 0.32 miles
Stoke Bishop CofE Primary School - 0.41 miles
Elmlea Infant & Junior School - 1.06 miles
Oasis Academy - 1.11 miles



GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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.
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- A well-presented, semi detached family home
- Three generous bedrooms
- Two reception rooms, plus a separate kitchen
- Ample storage throughout the house
- Fantastic rear garden, benefitting from side access and enjoying sunlight throughout the day
- Enclosed front garden with potential to convert to a driveway (STPP)
- Located within a quiet road in Sea Mills, close to transport links and the M5 Motorway

Guide Price: £375,000

Tenure: Freehold

Council Tax Band: C

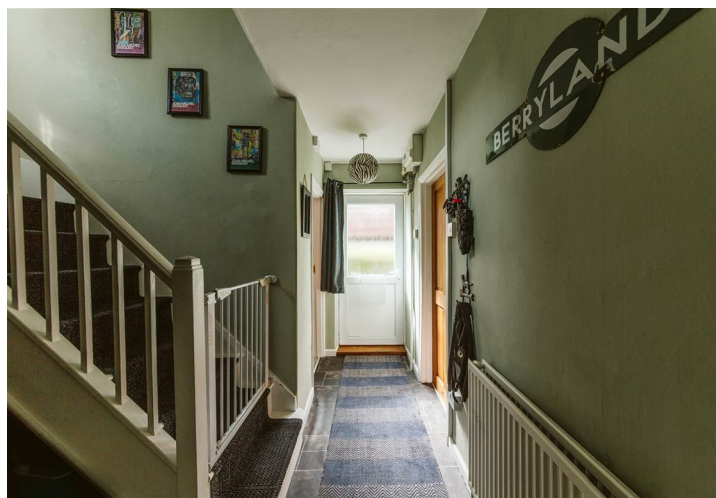
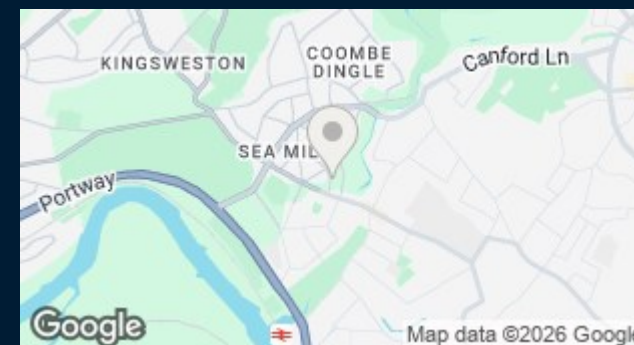
EPC Rating: D

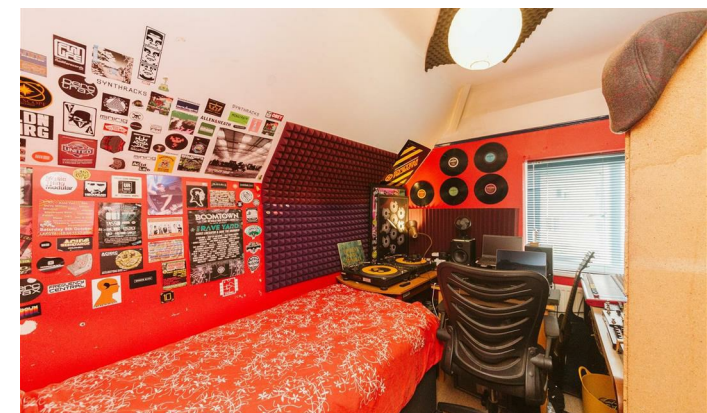
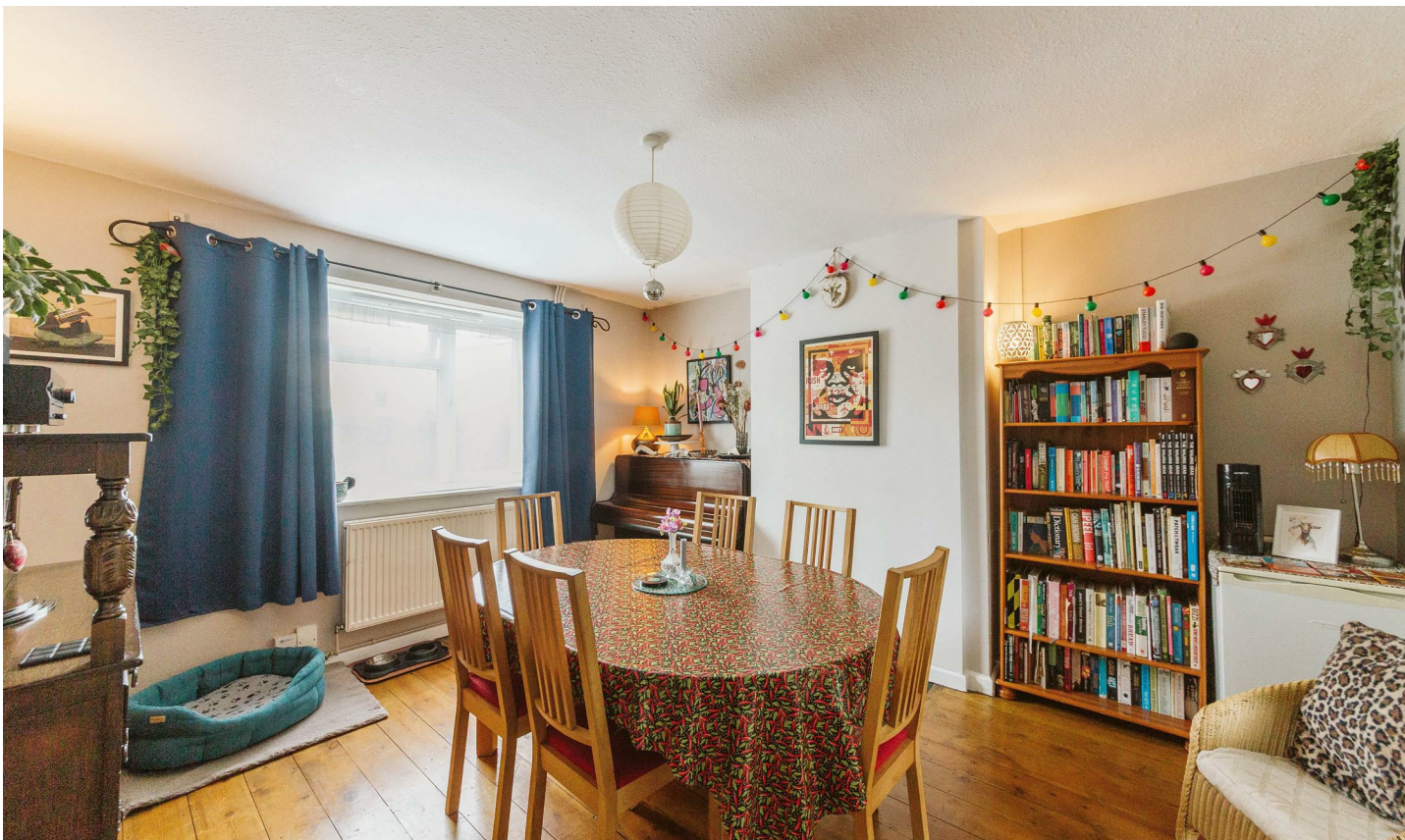
Local Authority: Bristol City Council

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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