



MAGGS
& ALLEN

FLAT 1, 29, PLOUGH HOUSE BEDMINSTER

BEDMINSTER, BRISTOL, BS13 7AB

£170,000

A well-presented and conveniently located ground floor flat offering modern accommodation throughout, ideally suited to first-time buyers, investors, or those looking for a property ready to move straight into. Offered with no onward chain.

Description

The property features a spacious open-plan kitchen/living area, creating a bright and sociable living space ideal for both relaxing and entertaining. There is a well-proportioned double bedroom along with a contemporary bathroom finished to a modern standard. A particular feature of the property is the private terrace, providing valuable outdoor space. Finished with a modern interior throughout, the flat offers low-maintenance living in a convenient and well-connected location.

The open-plan living space is well-lit owing to a bay window and neutral décor. The room is fitted with wood effect laminate flooring and there is sufficient space for lounge and dining furniture to be accommodated comfortably. The kitchen area is fitted with a range of matching white gloss base and wall-mounted units, with black worktops and space for an under-counter fridge/freezer and washing machine. Steel splashbacks, a gas hob, electric oven, and sink with drainer complete the kitchen. From the living area is access to a private terrace/courtyard.

The bathroom is fitted with a neutral three-piece suite, comprised of a bath with shower over, WC and basin, with partially tiled walls and laminate flooring. Completing the flat is a comfortable double bedroom.

Location

Situated within Plough House on Bedminster Down Road, the property is ideally positioned just a short walk from North Street, offering a fantastic selection of independent shops, cafés, restaurants, and everyday amenities. The area is well connected, with excellent transport links into Bristol City Centre, and Parson Street railway station conveniently located nearby. A variety of green spaces and parks are also within easy reach including Ashton Court Estate and Greville Smyth Park.

Leasehold Information

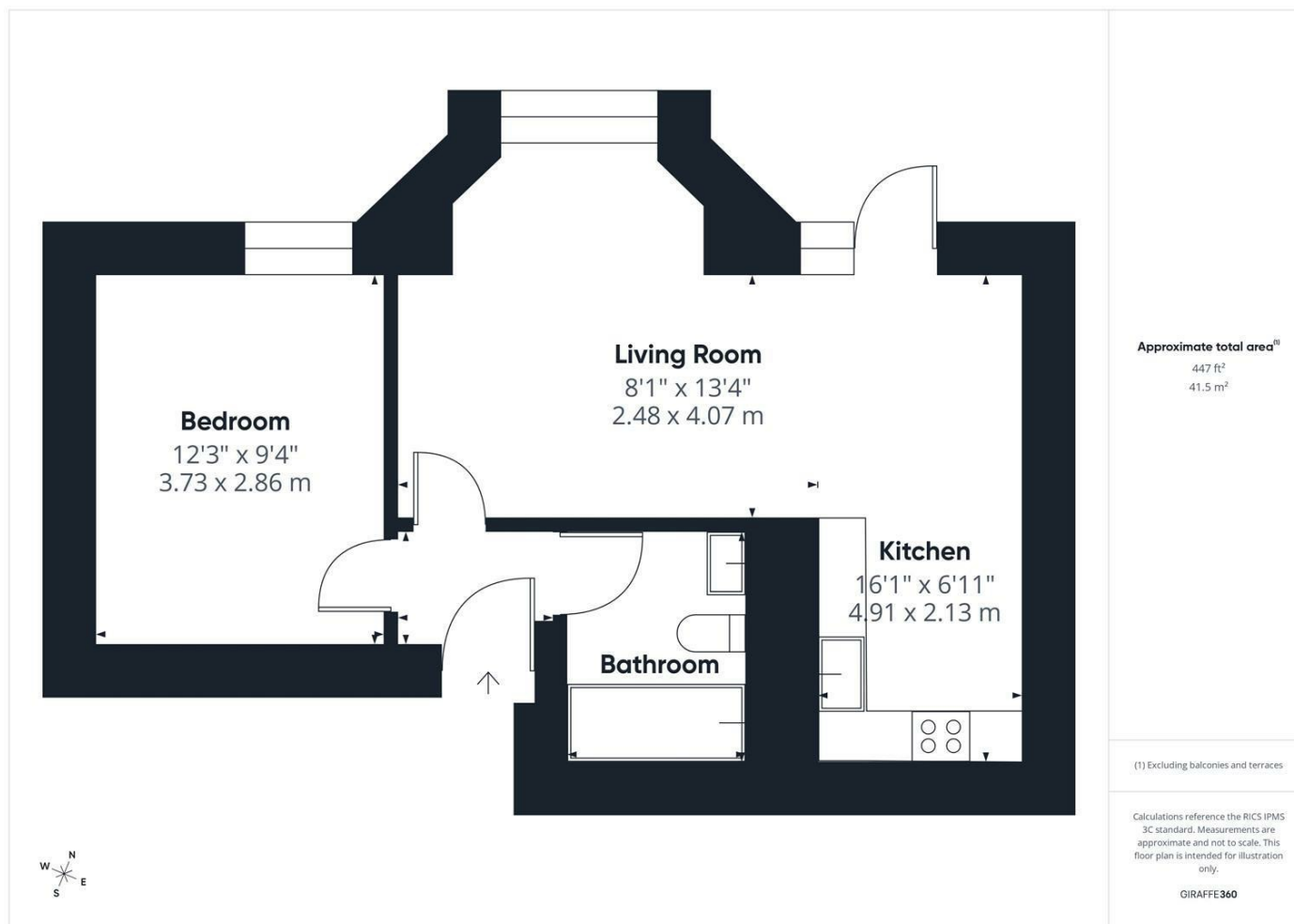
We understand the property is leasehold with 986 years approx. remaining on the lease.

We understand the Service Charge is £1319.52 per annum.

We understand the Ground Rent is £219 per annum.

This information should be checked by your legal advisor.





- Well-balanced one-bedroom flat
- Offered with no onward chain
- Excellent location close to shops, cafes and restaurants
- Private terrace
- Ideal for first-time buyers
- Double bedroom
- Open-plan living space

Guide Price: £170,000

Tenure: Leasehold

Council Tax Band: A

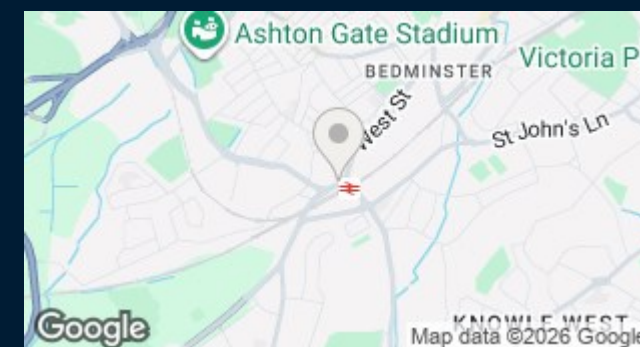
EPC Rating: C

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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