



MAGGS  
& ALLEN

8 CLEVEDON ROAD  
BISHOPSTON, BRISTOL, BS7 8PT  
Guide Price £495,000

A two-bedroom, terraced period home located within a quiet road in Bishopston. Offering two double bedrooms, two reception rooms, a beautifully-extended kitchen/diner and south-westerly facing rear garden.

### Vendor's Comments

"I moved onto Clevedon road over 10 years ago, and have loved my time here. The neighbours are so friendly, and we are always helping each other and arranging street parties. This home will be perfect for someone who wants to bener the hustle and bustle of Gloucester Road, and all its conveniences, but also wants a quite peaceful road to come home to at the end of the day."

### Approach

A front courtyard is bordered by a dwarf brick wall, with a tessellated pathway leading to the front door.

Free on-street parking is available on Clevedon Road.

### Ground Floor

An original front door opens to an entrance vestibule, offering hanging space for coats, with a further doorway leading into the entrance hall; providing access to the principal rooms, and staircase to the first floor landing.

The front reception room boasts a range of original features, including stripped floorboards, cornicing, a pretty wood-burning stove and a large bay window to the front aspect. This space has been knocked through into the second reception room to create a bright, open-plan living space with stripped floorboards and a window overlooking the garden. Access is available to a large, understairs storage cupboard.

The kitchen has been thoughtfully-extended, creating a large, kitchen/dining area with tiled flooring, a skylight and double doors opening to the garden. The kitchen comprises a range of wall and base-mounted units with shaker style fronts and work surfaces, including an integrated fridge/freezer, dishwasher, washing machine and ceramic sink. Space is available for a range cooker.

### First Floor

Ascending to the first floor landing, you will find access to a large loft space (which could be converted to a third bedroom STPP), as well as a storage cupboard. Accessed via the landing are two large, double bedrooms: the master spans the width of the house and features a cast iron fireplace and two windows to the front elevation. The second bedroom is also a spacious double with a window to rear.

Completing the first floor is a sizeable bathroom, encompassing a toilet, sink and bath with mains shower over.

### Rear Garden

Perhaps one of the property's best features is it's south-westerly facing rear garden, which is primarily laid to artificial turf with an additional patio area. Low-maintenance in its nature, this space enjoys sunlight throughout the day.



## Location

### Location

Located on a popular road and within close proximity to Gloucester Road where there are traditional high street shops such as a greengrocers, butchers, bakers, cafés and restaurants. The North West area of Bristol offers golf courses, health and leisure clubs as well as a combination of both state and independent primary and secondary schools. This area also offers excellent links to the City Centre and M4/M5 motorway networks.

### Directions

From the Maggs & Allen office on Northumbria Drive, continue onto Linden Road. At the junction, turn right onto Coldharbour Road. Turn right onto Bishop Road. Go across the roundabout and turn left onto Cambridge Road then turn left onto Clevedon Road.

## Schools

Bishop Road Primary School approx. 0.03km

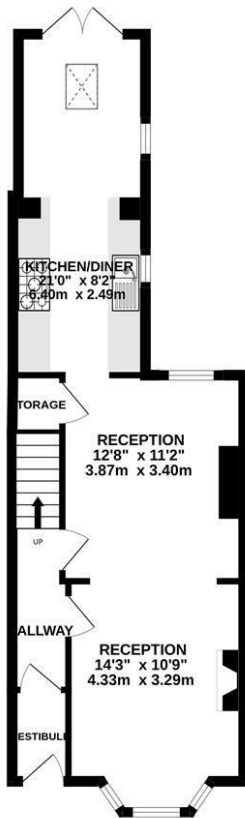
St Bonaventure's Catholic Primary School approx. 0.41 km

Ashley Down Primary School approx. 0.72km

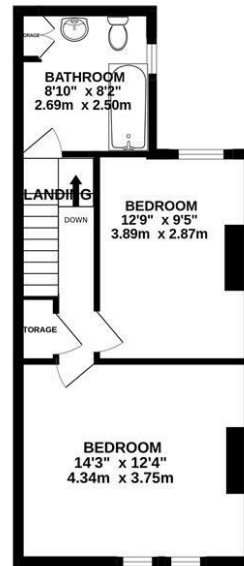
Redland Green School approx. 0.96km



GROUND FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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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- Two double bedroom, Edwardian terraced home
- Two reception rooms, knocked through to create a bright, open living space
- Extended and beautifully-modernised kitchen/diner
- South-westerly facing, low maintenance rear garden
- Large family bathroom
- Potential to convert the loft space to create a second floor (STPP)
- Located on a quiet road, within close proximity to Gloucester Road

**Guide Price:** £495,000

**Tenure:** Freehold

**Council Tax Band:** B

**EPC Rating:** D

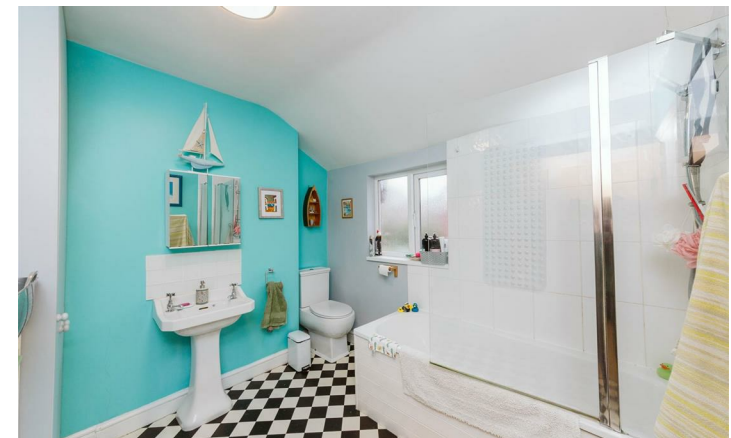
**Local Authority:** Bristol City Council

**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.

**MAGGS  
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60 Northumbria Drive, Henleaze, Bristol, BS9 4HW

0117 949 9000

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk) | [agency@maggsandallen.co.uk](mailto:agency@maggsandallen.co.uk)



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