



205 SOUTHMEAD ROAD,  
WESTBURY-ON-TRYM, BS10 5DX

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GOODMAN  
& LILLEY







# 205 SOUTHMEAD ROAD

## WESTBURY-ON-TRYM BS10 5DX

GUIDE PRICE  
£325,000

A wonderful stunning end terrace cottage located in a sought after position close to both Henleaze and Westbury village high streets with excellent transport links to Clifton and the City Centre, Bristol Parkway, as well as the MOD, the new Southmead Hospital and the M4/M5 motorway networks. Offered for sale with no onward chain.

Due to its location and competitive price we anticipate a great deal of interest. Contact one of our property specialists to arrange your viewing today.

### Summary

The accommodation is arranged over two floors and comprises of a sitting room with log burner, a generous open plan newly fitted kitchen/dining room and a conservatory which opens out to the rear garden. To the first floor there are two double bedrooms and a modern newly fitted bathroom with separate shower. Being an end of terrace home there is a good feeling of space within the property and potential space to add a garage to the rear if required.

### Accommodation

Please see the floorplan for the room measurements and property layout.

### Entrance

Via double glazed entrance door to entrance hallway with storage under stairs, exposed stripped wood floorboards, stairs to the first floor and doors to:

### Sitting Room

Double glazed window to the front, feature fireplace with fitted log burner, exposed stripped wood floorboards.

### Kitchen / Dining Room

Having been knocked through, it now offers a generous open plan space with a modern newly fitted kitchen (September 2025), ceramic tiled flooring, and dining area with exposed stripped wood floorboards, and opens out to the conservatory currently used as a dining area.

### Conservatory / Dining Room

Double glazed with double doors to the rear garden and under floor heating.

### First Floor

#### Landing

15ft in length with double glazed window to the front, loft access (new large loft hatch with drop-down ladder, loft fully boarded and fully insulated 2020) and doors to:

#### Bedroom 1

A generous main bedroom with double glazed window to the front, feature fireplace.

#### Bedroom 2

A second double bedroom, double glazed window to the rear.

#### Bathroom

A good sized newly fitted (2020) four piece bathroom comprising of a bath and separate shower cubicle, low level wc, wash basin, Karndean flooring and double glazed window to the rear. The annually serviced Vaillant combi boiler is located in the bathroom.

### Outside

#### Gardens

Small front garden. Good size walled rear westerly garden with lawn and decked area, newly fitted fencing (2025), gated access from the side and space to add a garage if required, subject to the necessary planning, the concrete base for the previous garage is under the decked area.

### Useful Information

Council Tax Band: B

Local Authority: Bristol City Council

Services: Mains Gas, Water, Drainage and Electric

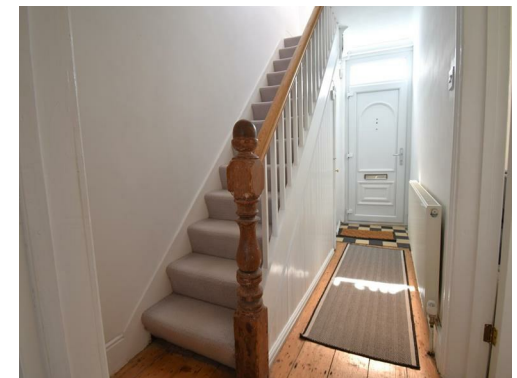
New EPC pending as a result of all the recent enhancements

Nest heating system

New radiators fitted throughout in 2020

New consumer unit September 2025

Roof re-felted, all new battens and new guttering 2016



- Well presented end terrace cottage
- Two reception rooms
- Two double bedrooms
- Newly fitted kitchen/dining room 2025
- Newly fitted bathroom 2020
- No onward chain





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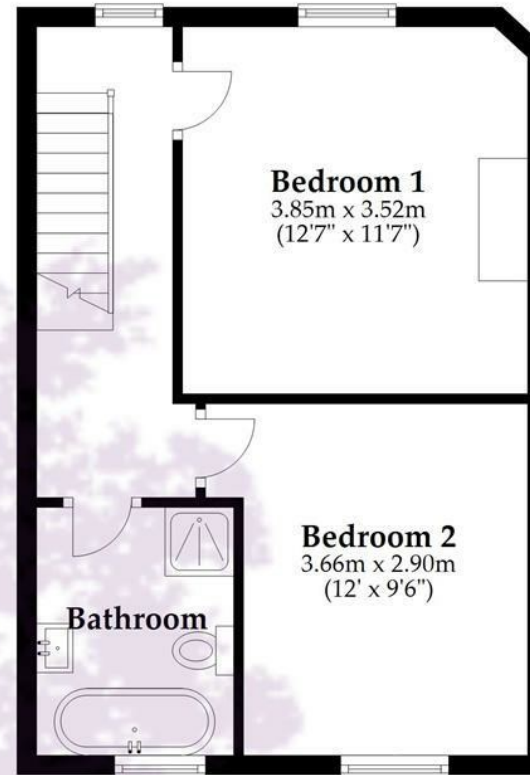
## Ground Floor

Approx. 48.0 sq. metres (516.8 sq. feet)



## First Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



Total area: approx. 85.3 sq. metres (917.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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