



Somerset Terrace, Windmill Hill

£550,000



- **Period Terrace Home**
- **Three / Four Bedrooms**
- **Kitchen / Dining Room**
- **Upstairs & Lower Ground Floor Bathroom**
- **Fantastic Roof Top City Views**

- **Arranged Over Three Floors**
- **Sitting Room**
- **Balcony Over Looking Rear Garden**
- **Lower Ground Floor Living Area**
- **Energy Rating - C**

An impressive double bay-fronted Victorian terrace offering beautifully proportioned and highly flexible accommodation arranged over three floors.

Upon entry, the ground floor welcomes you with a bright bay-fronted sitting room, enhanced by a fitted log burner creating a warm and inviting space. To the rear, the open-plan kitchen/diner forms the heart of the home, perfectly suited to family life, entertaining, or relaxed evenings. French doors open onto a balcony with far-reaching city views and completing this level is a convenient WC and useful storage area. The first floor comprises three generously sized bedrooms, all well presented. The central bedroom benefits from an en-suite WC with wash hand basin and enjoys elevated views across the city. A contemporary family bathroom serves the remaining bedrooms.

A standout feature of the property is the lower ground floor, offering exceptional versatility. Ideal as a guest bedroom with en-suite bathroom, a home office/studio, utility room or even a games room!

Situated on Somerset Terrace, a quiet residential road, the property enjoys excellent access to local amenities. A wide selection of shops, cafés, bars, and restaurants can be found within a 10-minute walk on West Street, East Street and North Street. The area is also well served by green spaces, with Victoria Park close by. Windmill Hill City Farm is an independent community project which offers something for all the family within its 4.5 acre site and is within a 10 minute walk. Bedminster Train Station is just a couple of streets away, while Bristol Temple Meads can be reached in approximately 20 minutes on foot via the park.

Living Room 16'10 max x 14'10 into bay (5.13m max x 4.52m into bay)

Kitchen 16'6 max x 8'5 max (5.03m max x 2.57m max)

Dining Area 10' x 8'4 (3.05m x 2.54m )

Balcony 10' x 8'4 (3.05m x 2.54m)

Bedroom One 11'5 x 11'1 (3.48m x 3.38m )

Bedroom Two 14'6 into bay x 11'2 max (4.42m into bay x 3.40m max)

Bedroom Three 8'2 x 7'1 (2.49m x 2.16m )

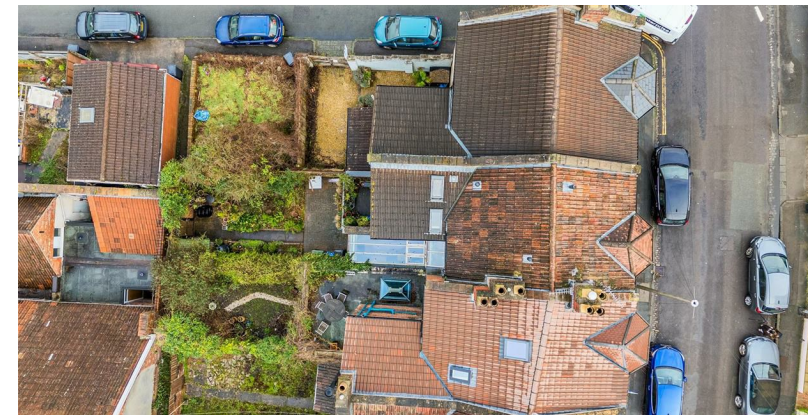
(Basement) Bedroom 13'6 max x 10'4 max (4.11m max x 3.15m max)

(Basement) Utility Room/Sitting/Dining Room 16'2 x 14'11 (4.93m x 4.55m )

(Basement) Bathroom 5'2 x 5'7 (1.57m x 1.70m)

Tenure - Freehold

Council Tax Band - B













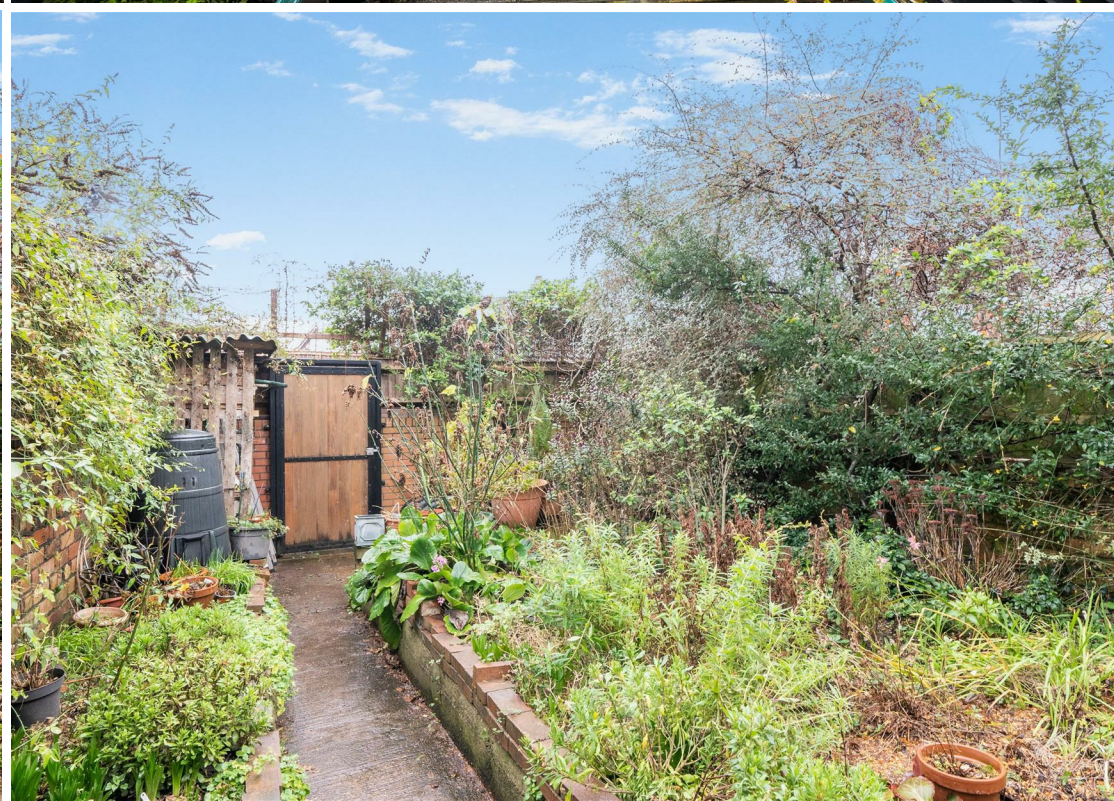




















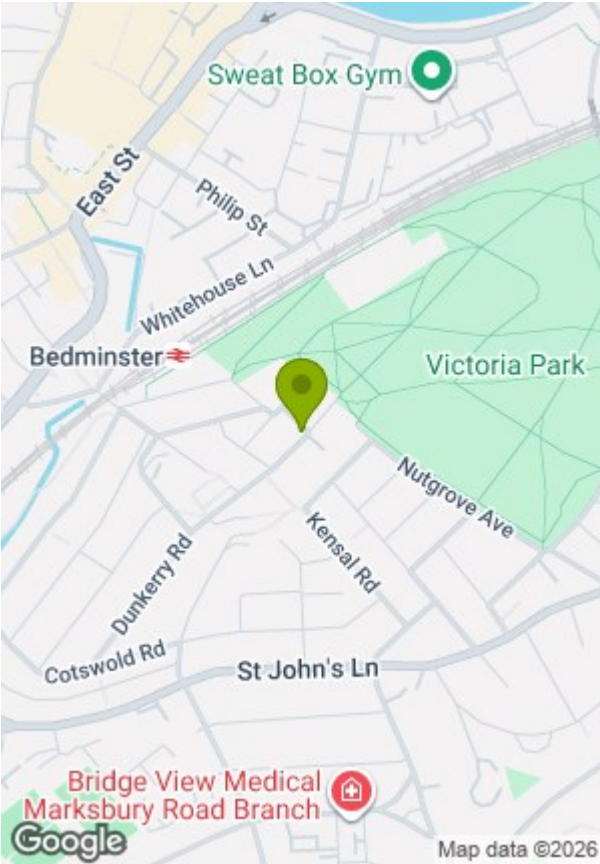


Somerset Terrace, Windmill Hill, Bristol, BS3

Approximate Area = 1482 sq ft / 137.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1408681



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         | 84        | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   | 74                      |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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