



Connells

Bedminster Down Road  
Bristol



### Property Description

A rare opportunity to secure a versatile semi-detached home with a sizeable self-contained private annex with rear access, perfectly positioned on Bedminster Down Road with excellent access to local amenities, green spaces and transport links. The layout also offers strong buy-to-let potential, with the annex providing an attractive, fully independent rental option.

The main house offers three bedrooms, two reception rooms and a bright, modern kitchen, arranged across a traditional layout with generous room proportions. The living room sits to the front with a feature fireplace and a warm, welcoming feel, while the dining room opens directly to the garden, creating a sociable flow through the ground floor. Upstairs, three well-sized bedrooms and a contemporary family bathroom complete the accommodation.

To the rear, the self-contained annex is a standout feature — a beautifully finished, vaulted-ceiling living/kitchen space with skylights, exposed beams and sliding doors to a private courtyard area. It also includes a large double bedroom, a separate study and a full bath/shower room with both a walk-in shower and a bath. This is a genuinely flexible space, ideal for multi-generational living, older children, guests or as a high-quality workspace or studio.

Outside, the property enjoys a private courtyard-style garden accessed from the main house, with additional courtyard space directly outside the annex, offering a practical and low-maintenance setup.

### Auctioneer's Comments

This property is offered through Modern

Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Main House

### Porch

A practical entrance space ideal for coats, shoes and everyday storage before stepping into the main hallway.

### Hall

A central hallway connecting both reception rooms and the kitchen, with stairs rising to the first floor

### Living Room

14' 6" max x 12' 3" max ( 4.42m max x 3.73m max )

A bright and welcoming front reception featuring a large double glazed window with wall-mounted radiator underneath and fireplace, offering a comfortable space for everyday family living.

### Dining Room

15' 3" max x 13' 3" max ( 4.65m max x 4.04m max )

A generous second reception room with ample space for a full dining setup. Wall-mounted radiator. French doors open directly to the courtyard garden, creating a natural indoor-outdoor flow.

### Kitchen

12' x 6' 3" ( 3.66m x 1.91m )

A modern galley-style kitchen with matching base and head units, wooden worktops and integrated electric oven and hob, with space and plumbing for washing machine/tumble dryer, or dishwasher. Stainless steel sink and drainer with mixer tap, large double glazed window to side, and laminate flooring.

### Bedroom One

15' 4" x 10' 4" ( 4.67m x 3.15m )

A spacious main bedroom with carpeted flooring, a large double glazed window with wall-mounted radiator beneath. The room offers excellent floor space for a full bedroom suite, including wardrobes, drawers and additional furniture, while still feeling bright and comfortable.

### Bedroom Two

14' 5" x 8' 5" ( 4.39m x 2.57m )

A well-proportioned double bedroom with carpeted flooring, a double-glazed window and a wall-mounted radiator. There is ample room for a double bed, bedside tables and freestanding storage, making it ideal as a guest or child's bedroom.

### Bedroom Three

14' 4" x 7' 3" ( 4.37m x 2.21m )

A versatile single bedroom with carpeted flooring, a double-glazed window and a wall-mounted radiator. Perfect as a child's room, nursery, or home office.

### Bathroom

A modern family bathroom with vinyl flooring, a double-glazed widow, and a clean four-piece suite comprising WC, wash hand basin, panelled bath and walk-in shower cubicle.

### Rear Garden

Courtyard style rear garden offering outside space for relaxation in summer months. Also offering access to annex.

### Annex

### Kitchen/Living Area

18' 9" x 17' 3" ( 5.71m x 5.26m )

A stunning vaulted open-plan space with wood-style flooring, double-glazed windows and sliding doors, skylights and exposed beams, and underfloor heating. Bi-folding doors leading to private patio area.

Large fitted kitchen with matching base and head units with granite worktops, and green tile splashback behind. Integrated double range style oven with gas hob, stainless steel splashback and double extractor fan above. Belfast style sink with stainless tap.

### Bedroom

15' 11" x 11' 2" ( 4.85m x 3.40m )

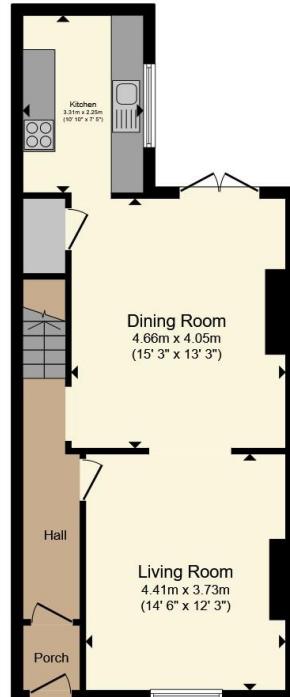
A large double bedroom with wood-style flooring, a double-glazed window, and a wall-mounted radiator.

### Study

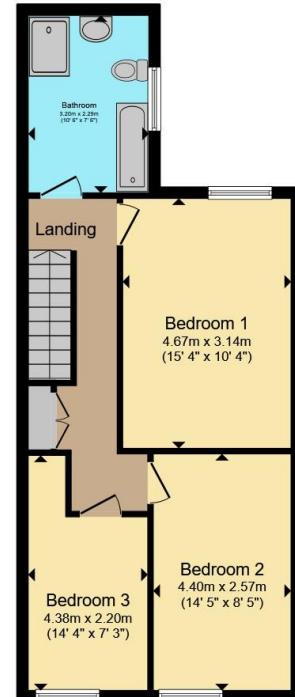
9' 1" x 7' 7" ( 2.77m x 2.31m )

[Bath/Shower Room](#)

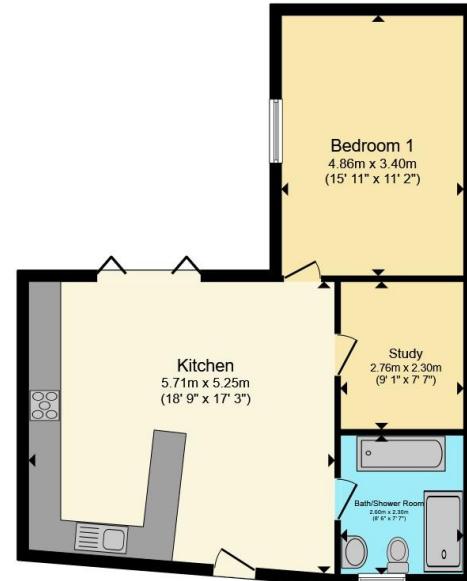




**Ground Floor**



**First Floor**



**Annex**

Total floor area 165.0 m<sup>2</sup> (1,776 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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To view this property please contact Connells on

**T 0117 966 4278**

**E [southville@connells.co.uk](mailto:southville@connells.co.uk)**

243 North Street Southville  
BRISTOL BS3 1JN

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Tenure: Freehold



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