

estate agents **auctioneers**

**hollis
morgan**



49 Bridgwater Road, Uplands, Bristol, BS13 7AX

£675,000

An expansive (2328 sq ft) and character filled semi detached family home set over three levels.

- Semi Detached Family Home
- Period Features
- Open Plan Kitchen with seperate Utility Room
- Accommodation set over 3 levels
- 5 Double Bedrooms
- Generous Driveway
- Landscaped rear garden
- Gas Central Heating

The Property

Inside, you will find bright, open, and welcoming rooms characterized by large windows. This demonstrated by a traditional entrance hall complete with stain glass window and impressive staircase. Two large living areas with period features and traditional fireplaces occupy the ground floor whilst the kitchen/diner is a standout feature, complete with granite worksurfaces and a range of appliances for family living and designed for bringing the outside in, with the added benefit of a conservatory. There is also a highly practical utility area and separate W.C. The home offers flexibility with five bedrooms and three bathrooms set over three floors, perfect for budding families requiring space. The outside offers a paved driveway set back from the main road and private landscaped rear garden with raised decked area.

Location

Bridgwater Road is situated in the desirable area of Uplands which has an array of highly rated local schools, open green spaces and amenities and easy reach of the hugely desirable North Street, a well-known and vibrant road running through Southville and Bedminster. This area is popular with a range of residents for its independent shops and abundance of recognisable culture, typified by annual events such as 'Upfest' and the nearby Harbourside Festival and Bristol International Balloon Fiesta.

Much of Uplands attraction stems from its accessibility to the city centre and countryside. The accessibility of the city centre makes this area in high demand with young professionals, commuters and those who look to enjoy the high-quality shops, bars and restaurants. For those who require frequent access out of the city, the property is also close to both Bedminster and Parson Street station, a short walk to the Bristol Airport bus stop, as well as offering several quick routes by road to the nearby outstanding countryside in Chew Valley and the Mendip Hills beyond

Other Information

Freehold.

Please Note

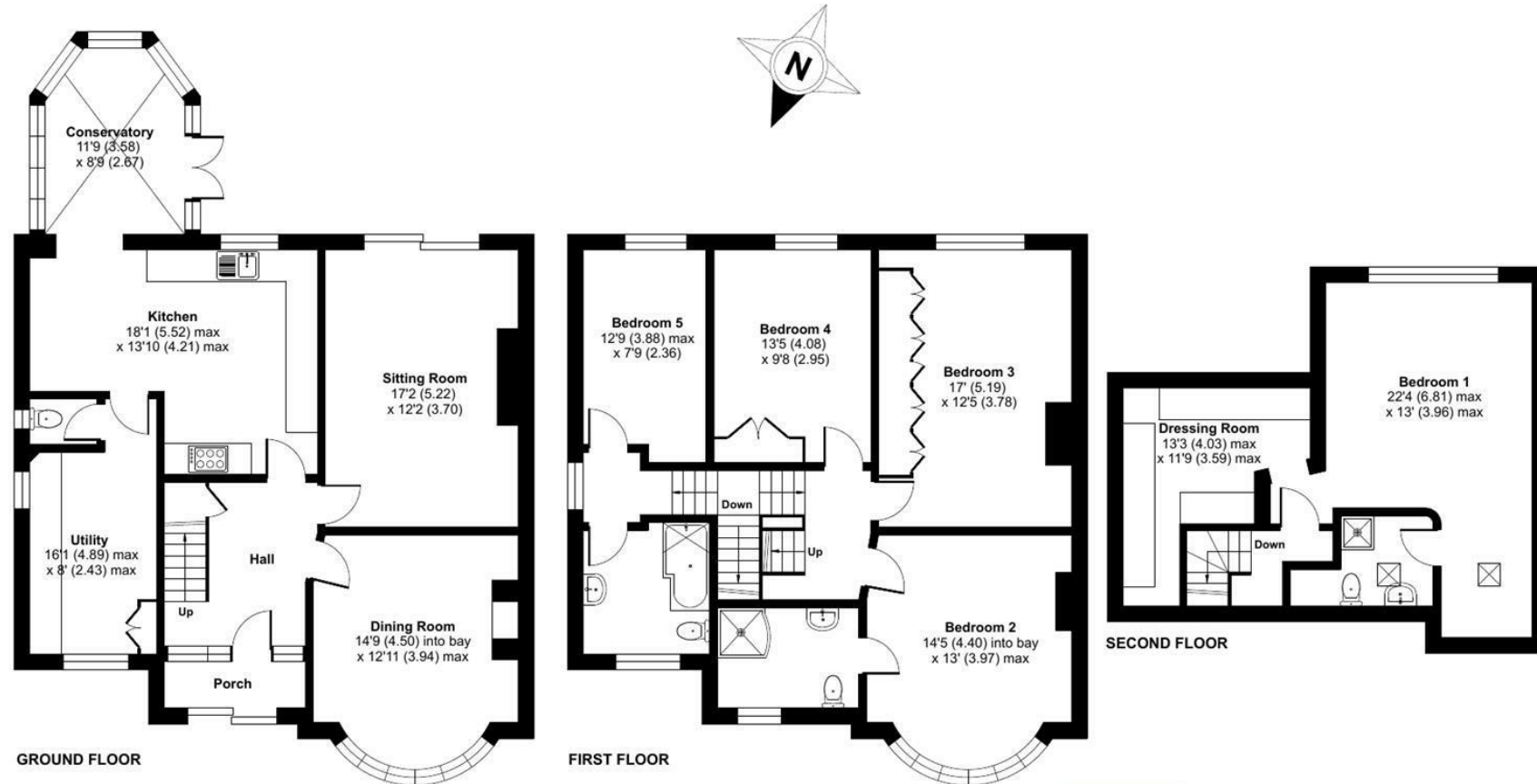
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



Bridgwater Road, Uplands, Bristol, BS13

Approximate Area = 2328 sq ft / 216.2 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). © nitchecom 2026. Produced for Hollis Morgan. REF:1431460



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

hollis
morgan
