



Shepton Walk, Bedminster, Bristol, BS3 5NU

- Three Bedrooms
- Large Rear Garden
- Gas Central Heating
- Great Condition Throughout
- Close To Schools & Access Links
- Off Street Parking With EV Charging
- Popular Tucked Away Location
- uPVC Double Glazed
- Ideal For First Time Buyers
- Walking Distance To West Street

Offers In Excess Of £410,000



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We are pleased to offer this well-presented semi-detached home on Shepton Walk, ideally positioned in a cul-de-sac in Bedminster. Just a short stroll from central Bedminster and the ever-popular North Street, West Street and East Street, it is also conveniently located within a short drive or bus ride of Temple Meads Station. This property is perfectly suited to anyone seeking a spacious and versatile home in a peaceful yet convenient setting.

The ground floor features a generous living room overlooking the front of the property, which flows seamlessly into the open-plan kitchen/dining area, with a conservatory, opening onto the rear garden.

Upstairs, there are three bedrooms, two of which comfortably accommodate double beds. The family bathroom is fitted with a modern three-piece suite, and the landing provides access to a good-sized loft space offering excellent storage potential.



Externally, the front of the property benefits from off-street parking for two cars, complete with EV charging. A secure side gate leads to the spacious rear garden, which includes a large covered area, perfect for storage or outdoor seating, leading onto an open patio area, with the remainder laid to lawn. The garden is well positioned to make the most of the sun from midday through to sunset.

Shepton Walk is situated within a quiet residential area popular with young couples and growing families. The property is just a few hundred yards from Marksbury Road and Parson Street schools, with Marksbury Road Open Space close by, and both Parson Street and Bedminster railway stations within walking distance.

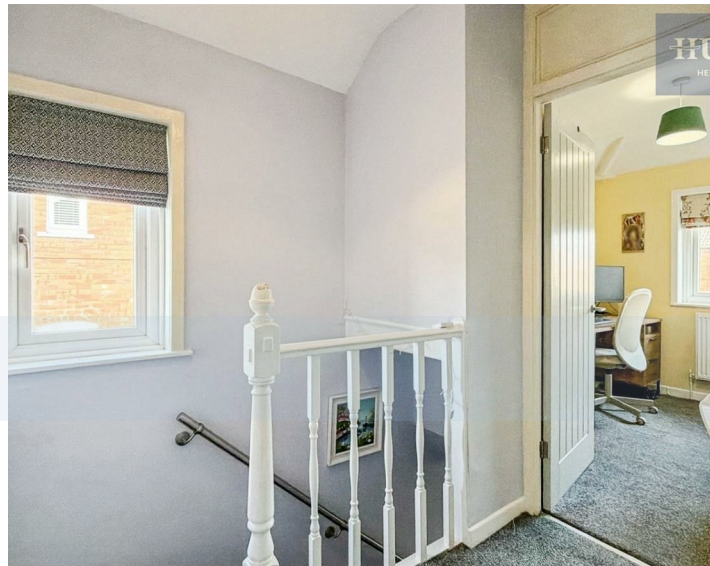
Council Tax Band
B

EPC Band - C - Please see below link for full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/2818-1889-3375-1315-2411>

Tenure
Freehold



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living room
14'7" x 12'9"

kitchen/ diner
18'9" x 7'4"

conservatory
12'0" x 5'7"

bedroom one
12'11" x 10'5"

bedroom two
10'9" x 7'6"

bedroom three
8'9" x 7'6"

1ST FLOOR
354 sq.ft. (32.8 sq.m.) approx.

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TOTAL FLOOR AREA : 810 sq.ft. (75.2 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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Viewings

Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		70	83

England & Wales

EU Directive
2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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