



## Sidmouth Road, , Bristol, BS3 5HT

- Three Bedrooms
- Large Garden
- Recently Decorated
- Superb Location
- Off Street Parking
- No Onward Chain
- Updated Kitchen & Bathroom
- Walking Distance To Local Schools

**Asking Price £425,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# Sidmouth Road, , Bristol, BS3 5HT

## DESCRIPTION

We are pleased to bring to market this well-presented three-bedroom end-of-terrace home on Sidmouth Road, Bedminster. Having been updated current owners in 2023 the property is located on a popular residential street close to Victoria Park and Victoria Park Primary School — a setting that appeals to both families and young couples.

To the front is a comfortable reception room, while the kitchen has been updated to offer a modern set of units with contrasting granite effect worktops. There is also a separate utility room & conservatory that spans the width of the property, whilst the modern three-piece bathroom completes the downstairs accommodation.

Upstairs are three bedrooms, all of which will fit double beds. The rear garden is a generous size, mainly laid to lawn with a patio area off the conservatory.

Sidmouth Road is well placed for access to green spaces and schools. Victoria Park Primary School is only a few hundred yards away, with Victoria Park itself around a ten-minute walk. Marksbury Road Open Space is also close by. For commuters, Parson Street Station is roughly 20 minutes on foot, while Temple Meads is around a 30-minute walk.

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

**EPC BAND** - D - please see below link for full EPC;  
<https://find-energy-certificate.service.gov.uk/energy-certificate/9746-3027-7206-5747-6200>

**living room**  
15'3" x 12'1"



**kitchen**  
12'10" x 6'10"



**utility room**  
5'8" x 5'1"

**conservatory**  
14'5" x 7'3"

**bedroom one**  
13'2" x 12'4"

**bedroom two**  
10'9" x 8'6"

**bedroom three**  
9'1" x 8'0"



GROUND FLOOR



1ST FLOOR



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](mailto: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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.