



**14 Trym Leaze, Sea Mills, Bristol, BS9 2EY**  
**Guide price £280,000**

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+ allen**

estate agents



## TRYM LEAZE, BRISTOL, BS9 2EY

Built in 1922 this semi-detached house on a quiet street has 3 well-proportioned bedrooms, 2 reception rooms, separate kitchen and detached single garage. Surrounded by gardens to the side and rear, this property offers lots of potential to extend (subject to planning) and improve the existing accommodation.

Entering through an external porch there is an attractive glass panelled door into the main hall. The first reception room is to the right and is a spacious room with stripped wooden floorboards, fireplace and double doors to garden room. The kitchen is on the left and has fitted base and wall units, tiled floor, gas hob, electric oven, extractor fan and door to side garden. The garden room spans the back of the house and is a versatile space with double doors to garden. There is a downstairs shower room with shower, WC and sink.

On the first floor there is a landing and three bedrooms. The master is a good double with an en-suite WC and large cupboard which could potentially be converted into a full en-suite shower room. The second bedroom is at the front of the house and is a well-proportioned double, the third is a large single which is currently used as an office.

Externally the house sits on a large plot with gardens to the front side and rear. The rear garden is incredibly private and is laid to lawn with hedges to the boundaries. There is a patio to the side accessed from the kitchen and the front garden is lawned with a paved area providing for off street parking. There is a large freestanding single garage with electric door and a shed.

### Location

Sea Mills is situated to the north west of the city centre and lies between the villages of Shirehampton and Westbury. There are local shops and cafes nearby on Westbury Lane, Shirehampton Road and Westbury Village and woodland walks in the nearby Kingsweston and Blaise Castle Estates. The A4 provides good access into the city centre and has good access to the M4 and M5 motorway networks.

### Directions

From the Maggs & Allen office on Northumbria Drive, turn right onto North View. At the roundabout, take the second exit onto Parrys Lane. At the next roundabout, take the second exit onto Shirehampton Road. Turn left onto Meadway and then left onto Trym Leaze. Number 14 will be on the right.



**Guide Price:** £280,000

**Tenure:** Freehold (information supplied by [eservices.landregistry.gov.uk](http://eservices.landregistry.gov.uk))

**Council Tax Band:** B

**Local Authority:** Bristol City Council

**Vendors Onward Position:** The Vendors have informed us that they will be making an onward purchase.

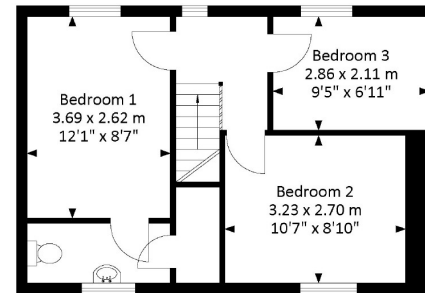
**Viewing:** By appointment only.

**Our Office:** 0117 949 9000

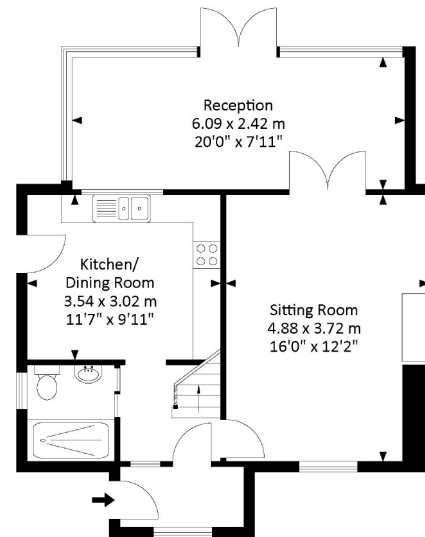
**Important Note:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.



**Trym Leaze, Bristol, BS9 2EY**  
Approx. Area 975.80 Sq.Ft - 90.70 Sq.M



**First Floor**



**Ground Floor**

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor plan produced by Energy Plus.

- A well proportioned semi detached property
- 3 Bedrooms
- 2 Reception rooms
- Enclosed rear garden
- Garage
- Potential to extend (subject to planning)





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