



urbanlighthouse
INDEPENDENT ESTATE AGENT

Mount Pleasant Terrace,
Southville,
Bristol,
BS3 1LF

Offers over
£485,000

Ground Floor

Study/Reception 2
11'5 x 13' 3.48 x 3.96m

Living Room 12'6 x 15'
3.81 x 4.57m

Kitchen/Diner 11'9 x 14'8
3.58 x 4.47m

Utility/WC

Lower Ground Floor
Studio/Workshop
13'10 max x 10'8 max
4.22 max x 3.25m max

Reception 3 11'3 x 14'
max 3.43 x 4.27m max

Shower Room
4'1 x 7'7 1.24 x 2.31m

First Floor

Bedroom 1
13' max x 15' max
3.96 max x 4.57m max

En suite 6'5 max x 7'10
max 1.96 x 2.39m max

Bedroom 2 12'6 max x
12' max 3.81 x 3.66m

Bedroom 3 7'8 x 7'4 2.34
x 2.24m

Bathroom 4'5 x 6'6
max 1.35 x 1.98m max

WC

Rear Garden 18'9 x 15'10
5.71 x 4.83m plus side
return



A charming 3 storey period townhouse, one of the earlier homes in Southville. The accommodation is flexible and plentiful, briefly comprising; ground floor; entrance lobby & hall, study/reception, lounge, opening to open plan kitchen/diner, utility/wc; to the first floor are 3 bedrooms and a bathroom (plus master with en suite); the lower ground floor offers the additional flexibility with a large room without a window to the rear, ideal for a studio/workshop, with additional reception to the front. Enclosed rear garden.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		59	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	69
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

For information about the local area visit: <https://urbanlighthouse.co.uk/about-the-area/southville.html>