



40 Mount Pleasant Terrace, Southville, Bristol, BS3 1LF



urbanlighthouse
INDEPENDENT ESTATE AGENT

- Graceful period townhouse
- Especially suitable to artists/studio seekers
- Courtyard garden
- Laid out over 3 floors
- Basement with 2 studios and utility
- Creatively extended kitchen/breakfast room

This graceful home is a rare treat for the artistic & creative community in particular with 2 studio/workshops on the lower ground floor with separate access. Not a show home, but bursting with character. Laid out over 3 floors, with separate reception rooms plus extended kit/breakfast room on the ground floor. The first floor has 2 double beds and a bathroom, and on the lower ground floor the 2, surprisingly light, studios, one with utility room off. Pleasant courtyard garden. Exceptionally convenient location for North St's and indeed the city's numerous amenities.

GROUND FLOOR

Lounge
12'3 x 11'9
3.7 x 3.6m

Dining Room
12'8 x 11'7
3.9 x 3.5m

L-shaped Kit/breakfast room
17'9 max x 7'5 min
widening to 13'4 x 7 plus
recess 3'5 x 2'4.
5.4 x 2.6m to 4.1 x 1.4
plus 1.04 x 0.7m

FIRST FLOOR

Bedroom 1
12 x 15'3
3.7 x 4.7m

Bedroom 2
12'7 x 8'10 max
3.8 x 2.7m

Bathroom
8'9 x 5'10
2.7 x 1.8m

L/GROUND FLOOR

Studio 1
11'8 x 14'10
3.6 x 4.5m

Studio 2
11'6 x 14'9 max
3.5 x 4.5m

OUTSIDE
Rear Garden
16'3 x 16'3.
5 x 5m



TOTAL FLOOR AREA: 1380 sq ft. (126.8 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, window sizes and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The price for this development is subject to change without notice by the prospective purchaser. The location, systems and appliances shown have been based and no guarantee is made with regards to them.

For EPC link please visit:

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