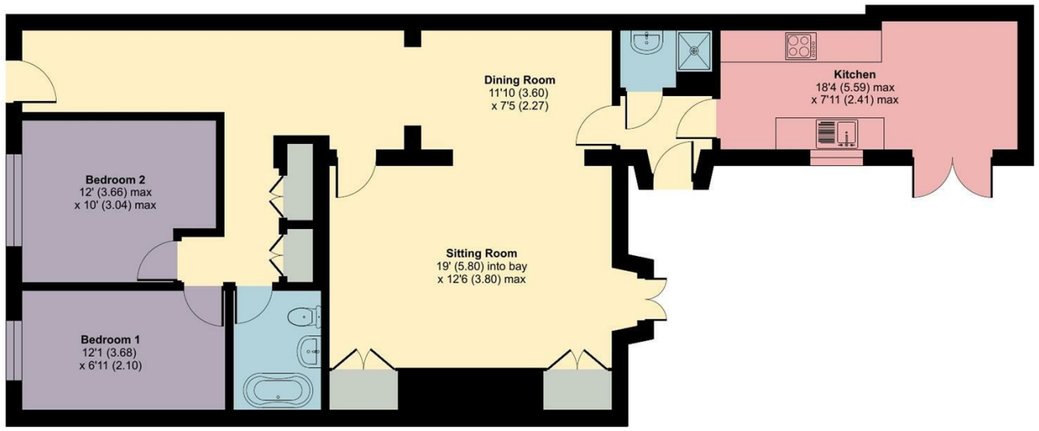
FLOOR PLAN:

Vyvyan Terrace, Bristol, BS8

Approximate Area = 1051 sq ft / 97.6 sq m

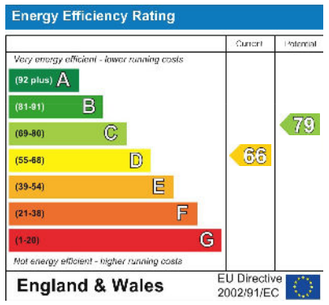
For identification only - Not to scale



BASEMENT

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Zest Sales and Lettings Ltd. REF: 1493156

EPC CHART:



ZEST PROPERTY SERVICES

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VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

13, Vyvyan Terrace, Bristol, BS8 3DG

2 Bedroom Apartment - Garden

Guide price
£575,000

- Stunning Grade II* Listed garden apartment
- Two double bedrooms, two bathrooms
- Leasehold, EPC rating D, Council tax band D
- Living room with open plan dining room, kitchen
- Rear garden with its own private entrance

DETAILS

An impressive two bedroom lower ground floor garden apartment

DESCRIPTION
Forming part of a magnificent Grade II* listed Georgian terrace, this stunning apartment is tucked away in the highly sought-after area of Clifton. Beautifully presented throughout, it effortlessly combines elegant period features with contemporary style and benefits from its own private entrance.

The well-appointed accommodation includes a stylish kitchen and a spacious living room that flows seamlessly into the dining area, with both rooms opening directly onto the private, secure rear garden. There are two double bedrooms, complemented by a modern family bathroom and an additional shower room.

Outside, the impressive south-facing garden provides a wonderful space for relaxing and entertaining plus communal gardens to the front, completing this exceptional home in one of Clifton's most desirable locations. Communal storage vaults.

Offered to the market with no onward chain.

LOCATION
Vyvyan Terrace is a fine Grade II* Listed Georgian terrace fronting the very pleasant and tranquil communal gardens. The terrace occupies a rather refined spot, ever so slightly away from the hubbub of the village yet a 350m gentle stroll to the Mall and Princess Victoria Street. Clifton Village is a huge draw with beautiful Georgian and Victorian architecture, an array of independent shops, cafes, butchers, delis, bars and restaurants and interesting walks through the many parks and green spaces close by. A 10 minute walk takes you through Christ Church Green to the Clifton Suspension Bridge and then either across the bridge into Leigh Woods / Ashton Court or head North past the Observatory and along the Promenade to the vast open expanse of Durdham Downs. Whiteladies Road - with train link to Temple Meads - and Bristol's historic harbourside are both within 1km - the City Centre and the Old City are slightly further.

TENURE
Lease length 999 years from 1980
Management charge £150 pcm.
Management company: A M Property Services