



Tregarth Road, Ashton, Bristol BS3
OIRO £325,000

Spacious three-bedroom terrace | Freehold

With a south-facing garden and off-street parking to the front, this three-bedroom terraced house offers, to my way of thinking, good value for money. No space is wasted, meaning the house has a small entrance hall, but a spacious lounge, and a downstairs cloakroom and a stylish full-width kitchen/diner. There are three bedrooms - two doubles - plus an en-suite shower and a very smart wet room.

Council Tax Band: Band C (£2412.17 per annum 2026/27). (Bristol City Council)
Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Restrictions: Restrictive covenants

GROUND FLOOR:

Hall
Front door with glazed inserts and spyhole; radiator with shelf over.

Cloakroom
White w.c. and pedestal wash basin with tiled splashback; radiator; extractor fan.

Lounge
w: 10' 3" x l: 17' 11" (w: 3.12m x l: 5.46m)
Double-glazed window to front; stairs, with timber banisters and additional handrail, rising to first floor, over built-in storage cupboard; built-in airing cupboard housing tank and shelves; radiator; door into...

Kitchen/Diner
w: 13' 10" x l: 9' 4" (w: 4.22m x l: 2.84m)
Full-width room, with double-glazed window and patio doors to rear; range of fitted base and wall units, in black, with dark grey slate-effect worktops and upstands; inset 1½-bowl single drainer stainless steel sink and mixer tap; built-in Hotpoint electric oven and 4-ring gas hob, with black glass splashback and stainless steel chimney hood; integrated Hotpoint washing machine; built-in Indesit dishwasher; built-in Indesit fridge/freezer; integrated Potterton gas-fired boiler; large fitted cabinet matching the units.

FIRST FLOOR:

Landing
Timber balustrade.

Bedroom One
w: 8' 11" x l: 10' 3" (w: 2.72m x l: 3.12m)
Double-glazed window to front; built-in wardrobe with rail and shelf; radiator; door into...

En Suite
w: 4' 8" x l: 4' 10" (w: 1.42m x l: 1.47m)
Frosted double-glazed window to front; half-tiled walls; white w.c. and pedestal wash basin, with mixer tap, and fully tiled glazed shower cubicle; towel rail radiator; extractor fan.

Bedroom Two
w: 7' 8" x l: 11' 3" (w: 2.34m x l: 3.43m)
Double-glazed window to rear; loft hatch; radiator.

Bedroom Three
w: 5' 11" x l: 10' 6" (w: 1.8m x l: 3.2m)
Double-glazed window to rear; fitted shelving; radiator.

Wet Room
w: 7' 8" x l: 5' 6" (w: 2.34m x l: 1.68m)
White w.c. and pedestal wash basin, plus glazed screen and panelled shower area; remaining walls half panelled to match; mirrored cabinet; towel rail radiator; extractor fan.

Frontage

Paviour parking space for one car, with shrub beds and paved path to front door which has canopy over; meter cupboards.

Rear Garden

Southerly; full-width paved patio; step up to path to gate onto rear footpath; two tiered gravel beds, with flowers, shrubs and small trees, plus fishpond; fenced surround.

LOCATION:

A handy location for anyone who needs regular access to the south of Bristol (the airport, for example) or of course for those who work in the many businesses around South Liberty Lane, this house is within a quarter-mile of the nearest primary school (Ashton Vale), just over half a mile from Bedminster Down secondary, and not far from areas of greenery for dog walking, including Ashton Court Estate less than ten minutes away by car.

GENERAL:

Tenure

Freehold.

Council Tax Band

Band C (£2412.17 per annum 2026/27).

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. No services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies themselves as to their operating efficiency before proceeding with a purchase. Photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

INTERESTED?

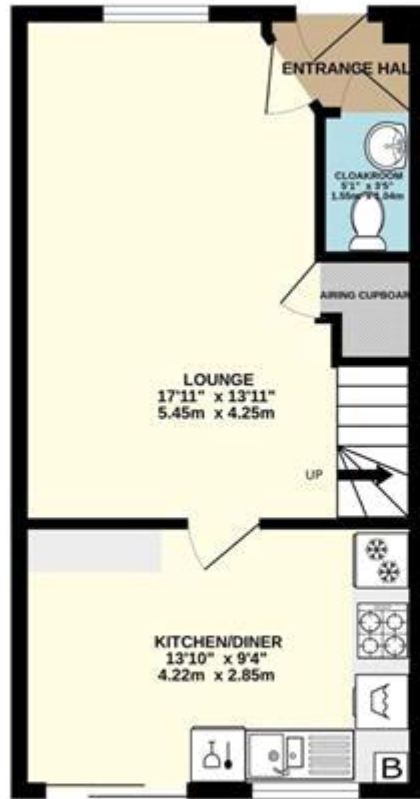
If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.



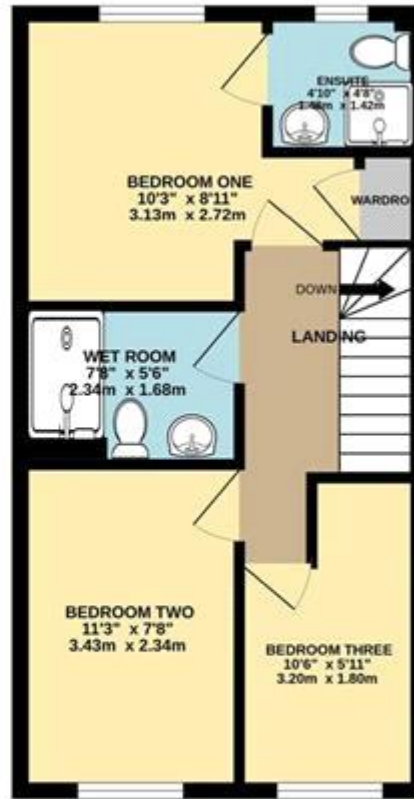
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GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

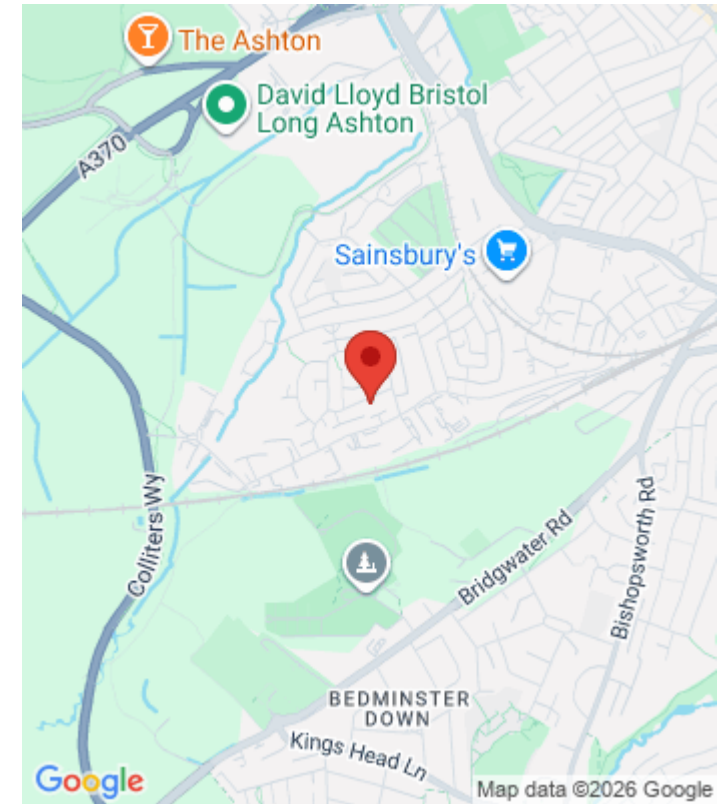


1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.3 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	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	82	87
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.