



Double Garage, Land to the Rear of 149 Shirehampton Road, Sea Mills, Bristol,  
BS9 2EE

**GUIDE PRICE £50,000**



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## PROPERTY OVERVIEW

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A rare opportunity to acquire a substantial, modern detached double garage with a pitched roof, set within a fully enclosed and secure plot in a tucked-away yet highly accessible location in Sea Mills. Offering excellent versatility and strong long-term appeal, this well-kept site is ideal for secure vehicle storage, workshop use, or general storage needs in a highly sought-after BS9 setting.

The garage itself is of modern construction, avoiding the flat asbestos or concrete roofs commonly found in the area. It features two independent up-and-over doors, allowing flexible and practical access, and benefits from a pitched roof, providing improved internal height and usability.

Externally, the garage is surrounded by land to the front, side and rear, creating valuable additional outdoor space. The enclosed yard offers excellent secure storage potential, making it particularly attractive for trades, collectors, hobbyists, or anyone requiring dependable private space away from the home. The entire plot is fully secured to the front and sides, enclosed by wrought-iron security double gates and fencing, and has been consistently well maintained.

The site is accessed via an easily accessible no-through road, leading toward Sea Mills Playing Fields behind Shirehampton Road, providing a quiet and discreet setting while remaining convenient for everyday access.

### Location

Positioned just off Shirehampton Road in Sea Mills, the garage enjoys a highly practical location with excellent connectivity. The area provides easy access to Westbury-on-Trym, Stoke Bishop, and Shirehampton, as well as local shops, amenities, and Sea Mills railway station.

The proximity to Sea Mills Playing Fields and surrounding green space adds to the appeal, while major transport routes across Bristol are readily accessible. Opportunities to acquire secure garage space with surrounding land in this part of BS9 are exceptionally rare.



## KEY DETAILS

- Double Garage With Two Up-and-Over Doors
- Pitched Roof Providing Extra Loft-Style Storage
- Fully Enclosed Yard With Secure Perimeter Fencing
- Ideal For Vehicle Storage, Workshop Use, Hobby Space / Investment
- Freehold

Guide Price: £50,000

Tenure: Freehold

Council Tax Band: N/A

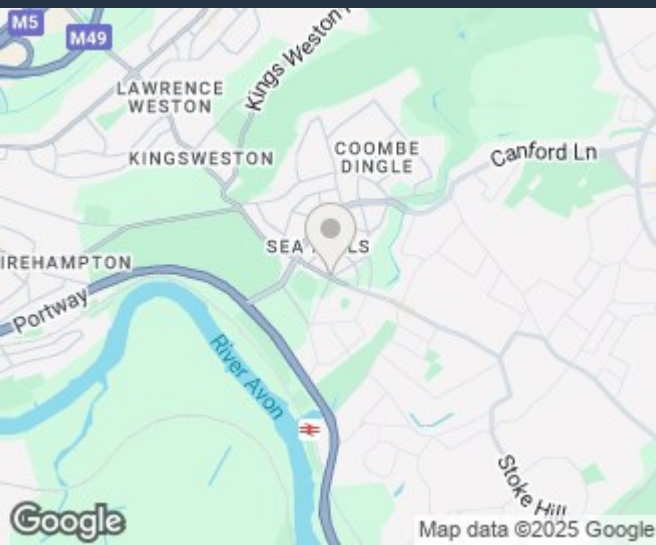
Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

EPC: N/A

Viewing: By appointment only



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Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

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