



£2,500 Per Month Southmead Road | Westbury-On-Trym | Bristol | BS10 5LP

www.kendallharper.com | lettings@kendallharper.com

Kendall Harper

Southmead Road | Westbury-On-Trym | Bristol | BS10 5LP

Nestled on Southmead Road in the charming area of Westbury-On-Trym, Bristol, this newly renovated mid-terrace house presents an excellent opportunity for both professional sharers and students alike. Spanning an impressive 936 square feet, the property boasts a well-thought-out layout that maximises space and comfort.

Upon entering, you are greeted by a welcoming entrance hall, which conveniently features a utility cupboard equipped with a washing machine and tumble dryer. The ground floor comprises a spacious double bedroom, a cosy sitting room perfect for relaxation, and a modern fitted kitchen that is sure to inspire culinary creativity.

Venturing to the first floor, you will find three additional double bedrooms, each thoughtfully furnished with contemporary pieces, including a double bed, bedside tables, a chest of drawers, a hanging rail, and a desk with a chair, ensuring a comfortable living environment. The modern shower room on this level adds to the convenience of the accommodation.

The property has undergone a comprehensive renovation, including new electrics, a brand new central heating system, and fresh decor throughout, complemented by stylish new flooring. Outside, a private rear garden offers a tranquil space for outdoor enjoyment, making it an ideal retreat after a busy day.





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

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

