



£3,700 PCM Sefton Park Road | Bishopston | Bristol | BS7 9AW

www.kendallharper.com | lettings@kendallharper.com

Kendall Harper

Welcome to this well-presented five-bedroom student house located on Sefton Park Road in Bishopston, Bristol. This property is ideally situated for students attending both Bristol University and the University of the West of England, making it a perfect choice for those seeking convenience and comfort.

Upon entering, you will find a welcoming entrance hall that leads to two spacious double bedrooms, a comfortable sitting room, and a well-equipped kitchen on the ground floor. The first floor boasts three additional double bedrooms, ensuring ample space for all residents. Each bedroom is thoughtfully furnished with double beds, wardrobes, chest of drawers, and desks, providing a conducive environment for study and relaxation.

The property features two bathrooms, which are essential for accommodating a larger group of students, ensuring that morning routines run smoothly.

One of the standout features of this house is the private rear garden, which faces west, allowing for plenty of afternoon sunshine. This outdoor space is perfect for socialising with friends or simply enjoying a quiet moment in the sun.

This property offers a fantastic opportunity for students looking for a comfortable and well-located home in Bristol. With its generous living space and thoughtful amenities, it is sure to meet the needs of any student group. Don't miss the chance to make this delightful house your new home.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

