

The Letting Shop



Marshfield Road, Staple Hill, Bristol, BS16 4BG

£1,500 per month

Unfurnished

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Enter from the porch and you're greeted by a small lobby which leads you to the lounge and invites you upstairs. The lounge is dual aspect from the front & rear of the home. This room is carpeted with a sliding door to the rear garden. To the left-hand side of the home is the kitchen and the ground floor cloakroom. The kitchen offers a variety of wall and base units with a stylish tiled splashback, appliances included are,

Washing Machine
Tumble Drier
Fridge Freezer
Dishwasher

Head upstairs to the first floor to find three bedrooms. Bedrooms One & Two are both double rooms, carpeted with built in storage, whilst bedroom three measures in at 8'7 x 7'11. The main bathroom is a modern a sleek space with shower over bath, vanity including wash hand basin.

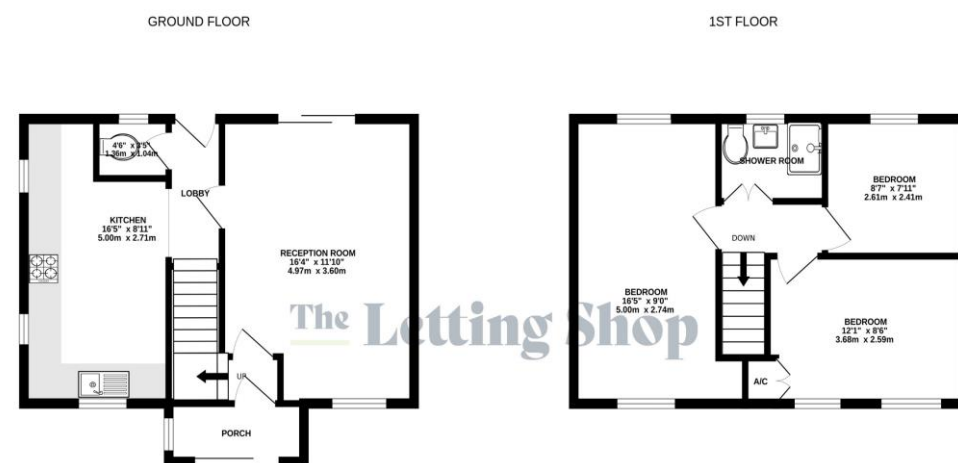
Outside space is offered via the front & rear garden. The front garden provides parking with the rear garden providing a patio and a lawn. This family home is available from 21st November 2025.

NOTE : Please note there will be some groundworks completed in Spring 2026.

Council Tax Band : B
Holding Deposit : £346
Security Deposit : £1,730

- Unfurnished
- Three Bedrooms
- Available Now
- Redecorated Throughout

- Front & Rear Garden
- Parking
- Gas Central Heating
- Modern Bathroom
- Stylish Kitchen



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TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The Letting Shop - Bristol

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.