

The Letting Shop



West Street, Bedminster, Bristol, BS3 3NU

£1,800 per month

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Located in the popular area of BS3 with Mezzaluna & Tesco's just moments away, is this three double bedroom home offered unfurnished and available from 12th June.

Upon entering the home, you are greeted by the kitchen/diner. This space provides a variety of wall & base units and includes,

- Electric Hob
- Electric Oven
- Integrated Fridge Freezer

As you continue through, you'll find a ground floor toilet with the lounge positioned to the rear of the home. With neutral décor and access to the rear courtyard garden, this is the ideal entertaining space.

Upstairs you'll find the three bedrooms, all of which are doubles and the bathroom. Bedroom one is located at the front of the home with a feature window illuminating the room with the additional benefit of built in storage. The bathroom is next door and provides a shower over bath, wc and sink, with partially tiled walls and a vinyl floor.

Finally, two further bedrooms are to the rear of the first floor and both provide built in storage, carpeted with neutral décor.

This three-bedroom home is available from 12th June and is offered unfurnished. Located just 0.5 miles from North Street with the variety of shops & café's available and Bristol City Centre only 2.8 miles away.

Council Tax Band : B
Holding Deposit : £415
Security Deposit : £2,076

- Three Double Bedrooms
- BS3 Location
- Offered Unfurnished
- Available from 12th June
- Neutral Decor
- Ground Floor WC
- Courtyard Garden
- Electric Heating



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 appropriate 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 tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 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.