



**Colliers Break, Emersons Green, Bristol, BS16  
7EB**

**£1,600 per month**  
Offered Unfurnished

# Colliers Break, Emersons Green, Bristol, BS16 7EB

Welcome to Colliers Break, a semi-detached family home. To the ground floor you'll find the lounge with modern décor and a view over the front of the home. Continue through the lounge to enter the kitchen diner. This bright, inviting space offers a variety wall & base units, wood effect flooring and understairs storage. Appliances included are,

- Gas Hob
- Electric Oven
- Integrated Dishwasher
- Integrated Fridge Freezer

Head upstairs to the first floor to find the three bedrooms. Bedroom one provides built in storage, wood effect flooring and is illuminated with natural light. Bedrooms two & three are carpeted with neutral décor with the bathroom located at the side of the home.

The bathroom provides a shower over bath; toilet & sink finished with partial tiling to the walls and wood effect floor. Finally, is the outside space, the rear garden reaches beyond the garage and is split into lawn, patio and seating area. The garage is separated with half of it being used as storage and the other half as a home office.

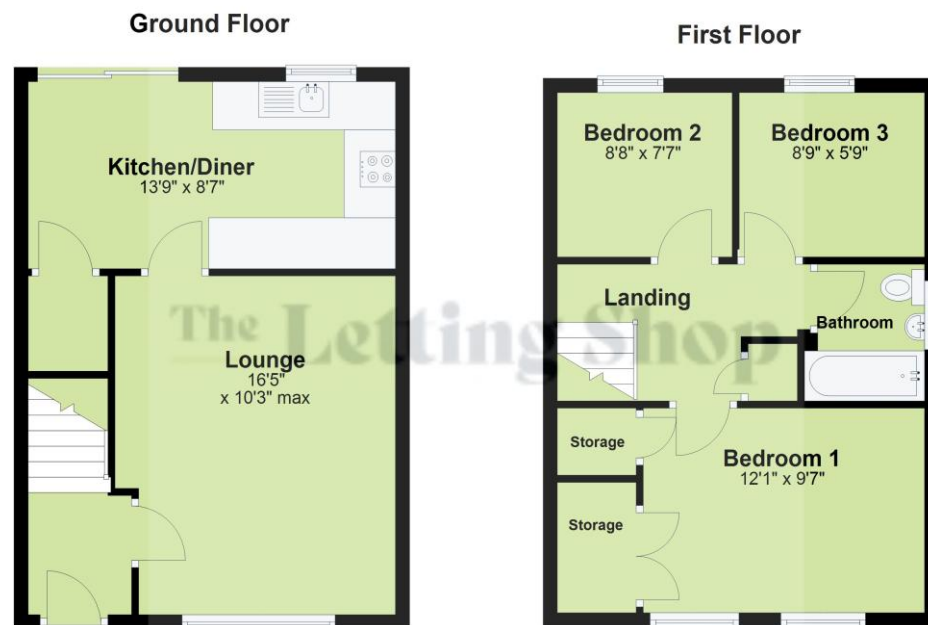
This three-bedroom family home is available from 15th May.

**Council Tax Band : D**

**Holding Deposit : £369**

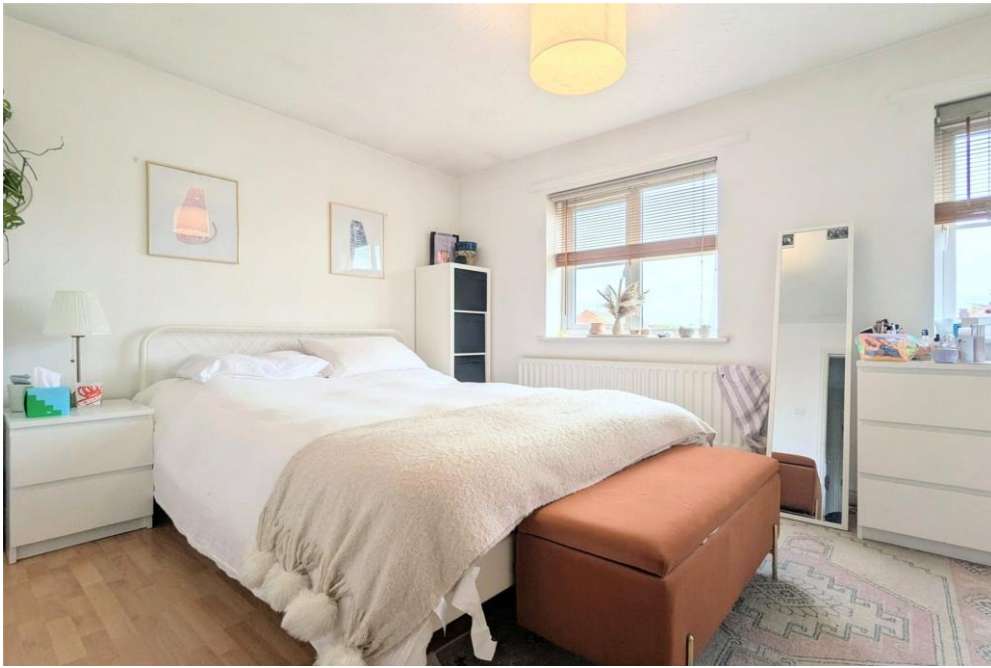
**Security Deposit : £1,846**

- Unfurnished
- Three Bedrooms
- Integrated Dishwasher
- Garage
- Driveway Parking
- Available from 15th May 2026
- Offered Unfurnished
- Modern Decor
- Emersons Green Location
- Gas Central Heating
- Integrated Fridge Freezer



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 misstatement. This plan is for illustrated 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		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.