

**The Letting Shop**



**Rose Cottage, Saunders Road, Staple Hill, Bristol,  
BS16 5NN**

**£1,750 per month**

Offered Unfurnished



# Rose Cottage, Saunders Road, Staple Hill, Bristol, BS16 5NN

Nestled away just off of Broad Street, Staple Hill is this beautiful cottage. With charming features and a warm & homely feel it's offered unfurnished and available from 25th September 2026.

The ground floor is home to the inviting entrance hall with the lounge to the left hand side and the kitchen/dining room through. The lounge provides engineered oak flooring, exposed stonework. Please note that the log burning fire is a feature only, it is not for use.

Through to the kitchen/dining room with a variety of wall & base units, a 'Cookmaster' range oven, more exposed stonework to the walls with flag stone flooring and a view & access to the garden. To the first floor there are two bedrooms, both of which are double rooms, both carpeted with bedroom one providing more exposed stonework and built in wardrobes.

The bathroom is an inviting space with separate shower, from the freestanding bath. Further features include exposed flooring and whitewashed stone walls.

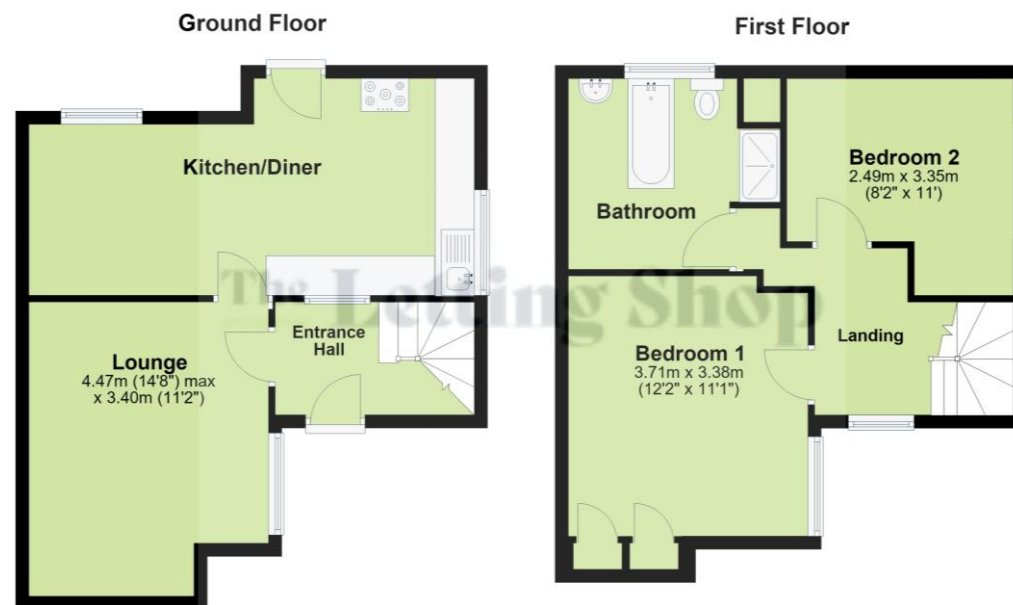
Outside space is provided via the front garden, smaller side garden and gravelled parking area.

Council Tax Band : C

Holding Deposit : £403

Security Deposit : £2,019

- Unfurnished
- Two Double Bedrooms
- Period Features
- Parking
- BS16 Location
- Exposed Wooden Flooring
- Freestanding Bath
- Exposed Brickwork
- Offered Unfurnished
- Available from 25th September 2026
- Gas Central 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 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.







### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            | 82        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 59                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>2002/91/EC |           |

## 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.