



89 Somerset Road, Bristol , BS4 2HX

£1,400 Per Month

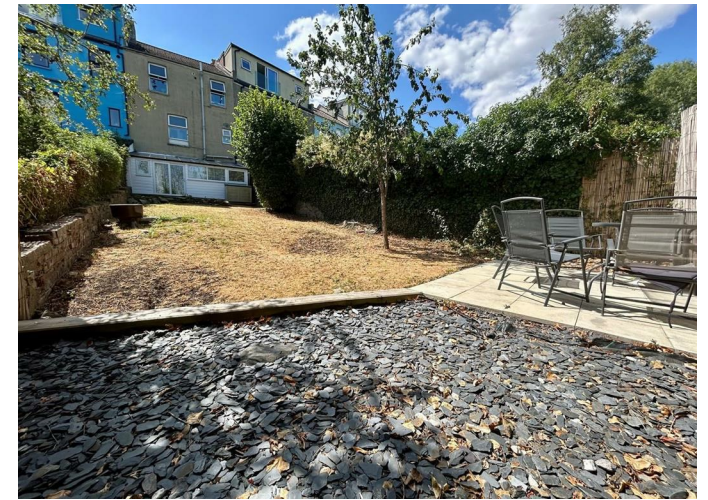
- GARDEN FLAT
- LARGE BATHROOM
- FITTED KITCHEN
- WHITE GOODS INCLUDED
- HOLDING DEPOSIT £323
- ONE BEDROOM
- ON-STREET PARKING
- GREAT LOCATION
- AVAILABLE IN AUGUST

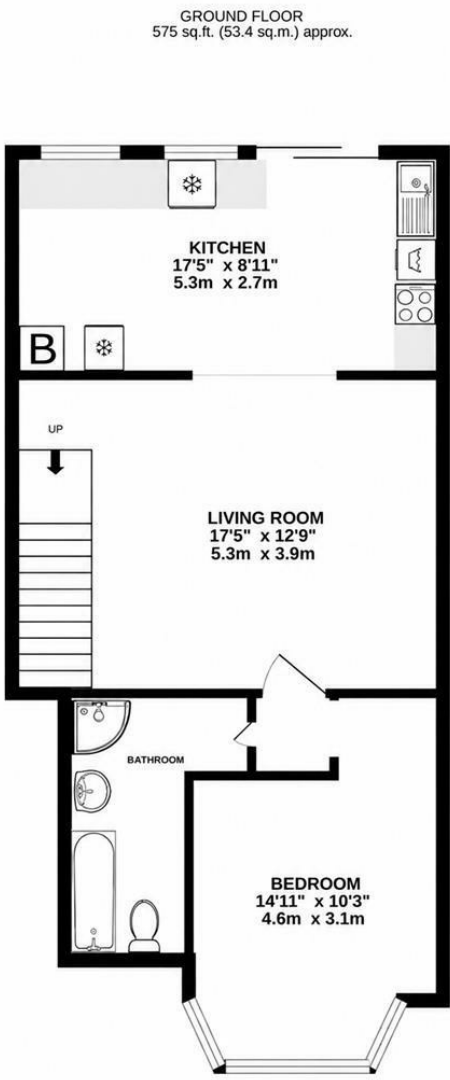
A spacious and well-presented one-bedroom garden flat, ideally situated in the highly sought-after area of Totterdown. Perfectly suited to a professional couple or single occupant, this attractive home offers generous living accommodation in a popular residential location.

The property features a recently fitted contemporary kitchen, complemented by a spacious dining area, providing an excellent space for both everyday living and entertaining. To the rear, a large private garden offers a rare opportunity to enjoy generous outdoor space.

Offered on a part-furnished basis, the flat is available from August and benefits from Totterdown's vibrant community, excellent local amenities, and convenient transport links into Bristol city center.







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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 firms employment has the authority to make or give any representation or warranty in respect of the property.