



11 Wentworth, Bristol , BS30 8GN

£1,400 Per Month

- Two Double Bedroom House
- Large Kitchen/Dining Area
- Council Tax Band C
- Holding Deposit - £323
- Spacious Lounge
- Enclosed Low Maintenance Garden
- EPC - C
- Security Deposit - £1615

Situated in a quiet cul-de-sac on Wentworth in Warmley, this well-presented two double bedroom home offers comfortable and versatile living, ideal for a couple or small family.

The property benefits from a convenient location within walking distance of local schools, shops, and everyday amenities, as well as excellent transport links via the A4174 ring road, providing easy access to both Bath and Bristol.

The accommodation comprises an entrance porch leading into a spacious lounge, enhanced by a cleverly designed under-stairs office area, perfect for home working. To the rear, a modern fitted kitchen offers space for appliances and a small dining area, with direct access to a low-maintenance garden.

Upstairs, the property features two well-proportioned double bedrooms, both benefiting from built-in storage, alongside a contemporary family bathroom suite.

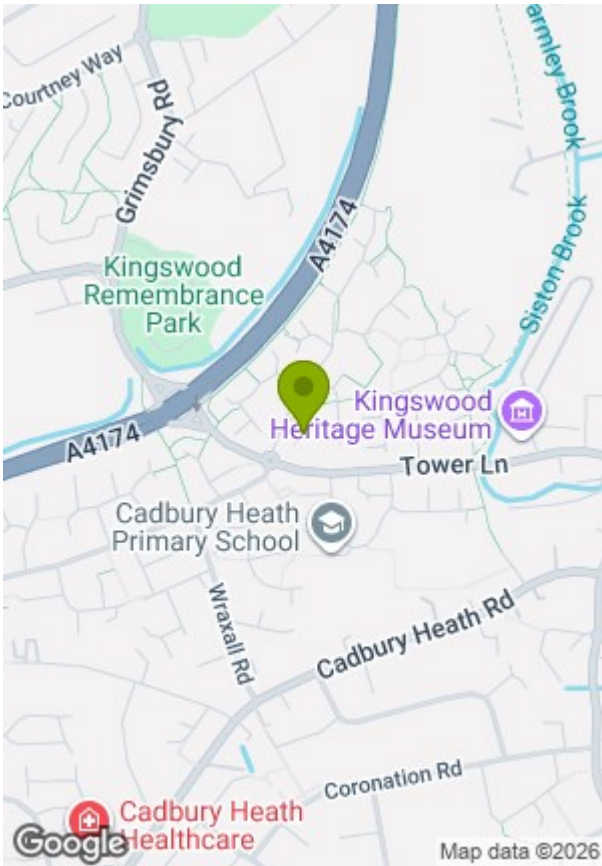
Additional benefits include gas central heating and uPVC double glazing throughout. The property is offered unfurnished and is available from early May.

One allocated space also available for parking if needed.

Please note: this property is ideally suited to a couple or family and is not available to smokers, students, or sharers.







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		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	72		(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	

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