



SARAH CLARK
PROPERTY CONSULTANTS

21 |
ROMAN WAY, BRISTOL, BS9 1SQ

Located in the popular Stoke Bishop area - this beautiful 4 bedroom family home is available from early June 2024.

With a stunning kitchen and family room to the rear of the house this is an exceptional family home and meets all the needs of a busy modern family.

The accommodation consists of: a cosy sitting room to the front of the house with log burner, to the rear is the large kitchen and family room, the kitchen is fully equipped with all integrated appliances including two ovens and a microwave, induction hob, fridge/freezer, wine cooler and a range of wall and base units for storage.

The utility room is equipped with a sink, washing machine, tumble dryer and has access to the side of the house and there is a guest cloakroom. The ground floor accommodation also includes a playroom/office.

Upstairs are 4 good sized double bedrooms, the master has an en-suite shower room, 3 of the bedrooms have built-in wardrobes and there is a large family bathroom.

The family room has sliding doors which fully open to allow access to the large patio



Features

- Available early June 2024
- Minimum 12 months Tenancy
- 4 Double Bedrooms
- Large Family Room/Kitchen
- Sitting Room and Playroom/Study
- Master Bedroom with En-suite
- Off-Street Parking
- Large Garden





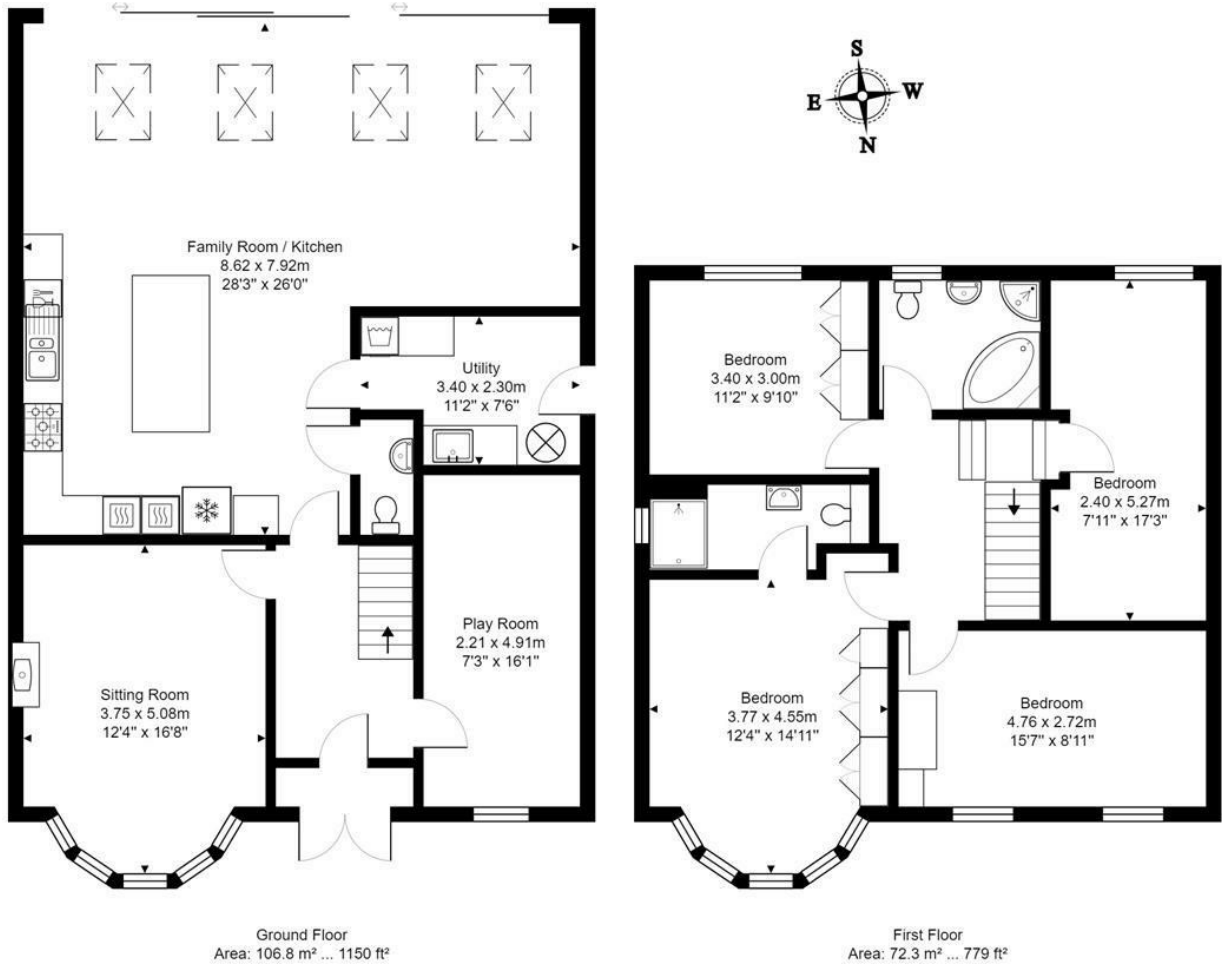
TENURE

SERVICES

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LOCAL AUTHORITY

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Total Area: 179.2 m² ... 1928 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.