



£1,650 pcm – No bills included.

22 Sates Way, Henleaze,
Bristol, BS9 4SD





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EMPTY & AVAILABLE NOW - A spacious SEMI-DETACHED family home. Large living room, separate dining room, separate kitchen, THREE DOUBLE BEDROOMS, bathroom, separate WC. DG. GCH. Garden with Open Aspect. Parking. Garage. Private Sunny Garden. EPC C. Council Tax D. (White Goods can be supplied).

EMPTY & AVAILABLE NOW | Unfurnished - (White Goods can be supplied). | THREE Double Bedrooms | TWO Separate Reception Rooms | Double Glazing & Gas Central Heating
Garage & Off Street Parking | Spacious Bathroom & Separate WC | Prime Location - Ideal Family Home - Cul-De-Sac | Sunny South Facing Rear Garden with side access | 5 Week Deposit. EPC C. Council Tax D



PROPERTY INFORMATION

Urban Property Bristol is delighted to present to the rental market this spacious and beautifully proportioned three-bedroom semi-detached family home in the highly sought-after suburb of Henleaze. Situated on Sates Way, this fantastic property combines quiet residential living with exceptional convenience, offering a wonderful opportunity for small families, a professional couple, or two friends sharing.

Offered unfurnished (white goods can be supplied), this bright and airy home is available immediately, ready for you to move straight in and make it your own!

The Accommodation

Designed for comfortable everyday living, the property boasts generous room sizes and a welcoming layout throughout:

- Ground Floor: A welcoming entrance hall leads into a large, bright living room, a separate formal dining room, and a fitted kitchen featuring direct access out to the rear garden.
- First Floor: Upstairs, you will find three excellent double bedrooms, including a generous master bedroom complete with built-in wardrobes. The bedrooms are served by a spacious family bathroom and a separate W.C.





External Features & Parking

- **Private Rear Garden:** A lovely lawned rear garden that offers a peaceful retreat, perfect for children, outdoor dining, and entertaining during the warmer months, complete with beautiful, open views over the local Golden Hill cricket pitch.
- **Garage & Parking:** The property benefits from its own private driveway with off-street parking for one car, which provides direct access to a highly useful garage.

An Unbeatable Location

Henleaze is widely regarded as one of Bristol's most desirable and family-friendly neighbourhoods, renowned for its leafy, tree-lined streets and welcoming community atmosphere.

- **Excellent Schooling:** Sates Way is ideally positioned within walking distance of the highly regarded Henleaze Junior School, making the morning school run completely effortless. Excellent local secondary schools and nursery options are also nearby.
- **Vibrant High Street:** You are just moments away from the bustling Henleaze High Street, which plays host to a fantastic selection of independent shops, cafés, restaurants, supermarkets, and everyday conveniences.
- **Leisure & Nature:** For those who love the outdoors, the wide-open spaces of the Durdham Downs and Badock's Wood are nearby for weekend strolls. Exceptional local leisure facilities include nearby gyms, sports clubs, and the historic Henleaze Lake.
- **Superb Transport Links:** Commuting is a breeze with regular bus routes running directly to Westbury-on-Trym village, Whiteladies Road, Gloucester Road, and Bristol city centre. By car, the nearby Falcondale Road (A4018) provides swift access to the M4 and M5 motorway networks, as well as the Cribbs Causeway shopping mall.



Key Property Details

- Availability: Immediate
- Furnishing: Unfurnished (White Goods can be Included)
- EPC Rating: C
- Council Tax Band: D
- Holding Deposit (1 Week): £380.76
- Security Deposit: £1,903.84

GUIDE TO LOCAL AREA

Essential area guide for BS9 4SD (Westbury-on-Trym / Henleaze) - Sates Way in northern Bristol.

One of Bristol's most sought-after, affluent neighbourhoods. It is highly popular with families and professionals due to its safe, leafier environment and distinct "village feel."

🔒 Safety & Crime Rates

Highly Safe: The area is exceptionally peaceful, recording just 49.1 crimes per 1,000 residents annually.

Low Risk: It scores a very low 3/10 for crime nationally, with minor shoplifting or vehicle issues being the only occasional notes. It is significantly quieter and safer than the Bristol city average.

🎓 Excellent Local Schools

This postcode is a massive draw for families because it sits in the catchment for some of Bristol's best schools:

Primary: Highly rated options like Elmlea Infant & Junior School, Henleaze Infant and Junior Schools, and Westbury-on-Trym C of E Academy are all nearby.

Secondary & Private: You have top state choices like Bristol Free School and Redland Green School, alongside premier independent options like Badminton School, Redmaids' High School, and Clifton College.

🛒 Shops, Groceries & Cafes

You are perfectly positioned between two vibrant high streets:

Daily Conveniences: Henleaze Road is just around the corner, packed with local bakeries, independent cafes, a



greengrocer, and the beloved Max Minerva's Bookshop. Supermarkets: A large Waitrose is nearby on Henleaze Road, supplemented by a Tesco Express and a Co-op. Entertainment: The classic Orpheus Cinema is a local favorite for catching movies.

Transport Links

Buses: While there isn't a train station right on your doorstep, regular bus routes run along Henleaze Road and Westbury Road, giving you a direct, easy commute into Bristol City Centre.

Driving: The A4018 gives you an incredibly fast link out to the M5 motorway and the massive Cribbs Causeway shopping mall.

Parks, Sports & Outdoors

If you love green spaces and staying active, you will be spoiled for choice:

The Downs: The vast, open green spaces of Durdham Down are just a short walk south perfect for running, dog walking, and fresh air.

Parks & Playgrounds: Old Quarry Park offers a lovely, quiet local green space with a playground.

Activities: You are close to Henleaze Tennis Club and the famous Henleaze Lake, a beautiful former quarry used for exclusive outdoor swimming.

REFERENCING

To pass our standard referencing process, applicants must meet a combined household income threshold calculated at 30 times the monthly rent (equivalent to £49,500 per year total).

All applicants will undergo comprehensive third-party checking to confirm:

- Financial Affordability & Credit History
- Employment Status
- Previous Landlord References
- Identity & Government Right to Rent Status



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