

**3 Bed
House
located in**



35 Soundwell Road
Bristol
BS16 4QQ



£1,700 Per month

3 Bedroom Family Home on Soundwell Road – £1,700pcm

This beautifully presented three-bedroom home on Soundwell Road offers the perfect balance of comfort, style, and practicality – ideal for families looking to settle in a well-connected part of Bristol.

Step inside to a spacious open-plan living and dining area that flows seamlessly, creating a warm and sociable space for family life. Whether it's weekday dinners, movie nights, or hosting friends, this room is the heart of the home.

The modern kitchen is both stylish and functional, with a breakfast bar area that's perfect for busy mornings, casual meals, or catching up over coffee.

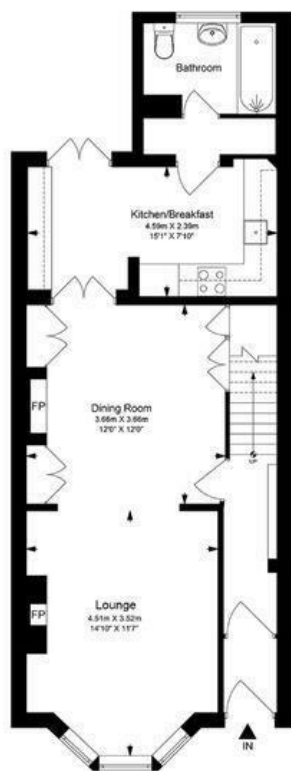
Upstairs, the master bedroom features its own ensuite, providing a touch of privacy and convenience. The two additional bedrooms offer flexibility for children, guests, or a home office. The main bathroom downstairs includes a shower over the bath – ideal for families or anyone who enjoys a relaxing soak after a long day.

Outside, there's space to make your own – perfect for summer evenings on the decking or a bit of gardening. With easy access to local schools, parks, and nearby shops, this location works perfectly for family living while remaining close to Bristol's key commuter routes.



Soundwell Road, Soundwell, Bristol, BS16 4QQ

Total Approximate Gross Internal Area = 95.0 sq m/1,022.5 sq ft



Ground Floor



First Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure its accuracy at time of print.

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	

DIRECTIONS

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