



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.

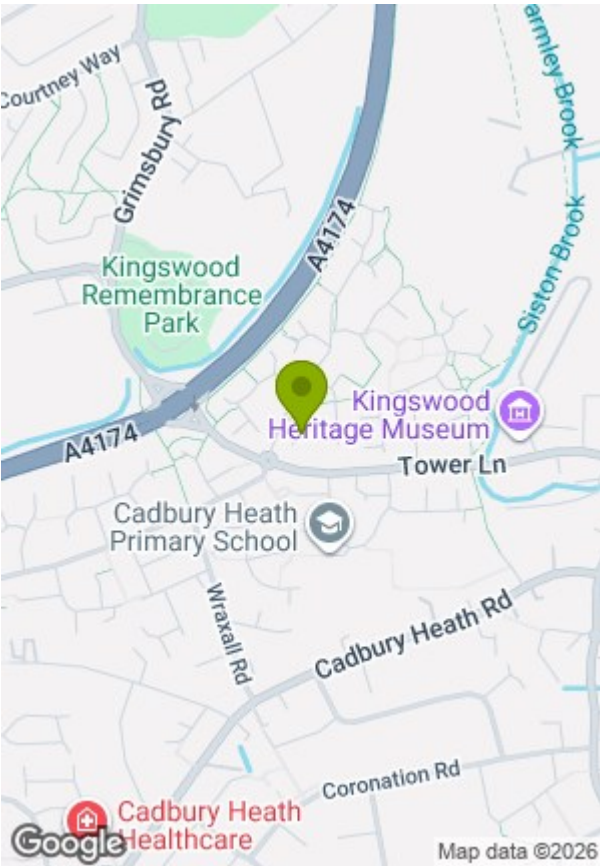
Additional benefits include gas central heating and uPVC double glazing throughout. The property is offered unfurnished and is available from early May.

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	72	
(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		

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.