



£2,300 PCM Downs Cote Park | Westbury On Trym | Bristol | BS9 3JT

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Kendall Harper

## Downs Cote Park | Westbury On Trym | Bristol | BS9 3JT

A superb and substantial detached four bedroom family home located in a prime BS9 position close to Redmaids High School and a short walk away from Westbury village shops and the wide expanse of Durdham Downs.

The accommodation comprises an entrance hall with WC, a large open plan lounge/diner which leads to a modern fitted kitchen with lots of storage.

On the first floor there are three double bedrooms, a single bedroom and a family bathroom with bath and separate shower cubicle.

To the outside there is driveway parking for one car, a private rear garden and a double garage that can be accessed via a lane to the rear of the property. There is also a large cellar to the lower ground floor of the property that can be accessed via the back garden and a large carpeted loft space with electricity and two roof windows which can be accessed via a ladder.

The property would suit a family and is available in December 2025. Viewings are highly recommended!





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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