



1 Staunton Mews Staunton Lane, Bristol, BS14 0QG

£2,200 Per Month

This immaculate end-of-terrace house boasts a large open-plan kitchen/dining/family room, four double bedrooms, one with en-suite, family bathroom, W.C, and is conveniently located near public transport and schools, making it an ideal family home.

Constructed in 2018 is this simply stunning four bedroom end terraced home is situated within a gated complex.

The neutrally decorated accommodation comprises entrance hall, downstairs WC, beautiful open plan living / kitchen / dining area with 'Bifold' doors leading to the rear garden.

The fitted high spec kitchen has a breakfast bar, two fitted electric ovens, hob and extractor fan, integrated dishwasher and space for an american style fridge/freezer. There is a utility cupboard which has space and plumbing for automatic washing machine and space for a tumble dryer.

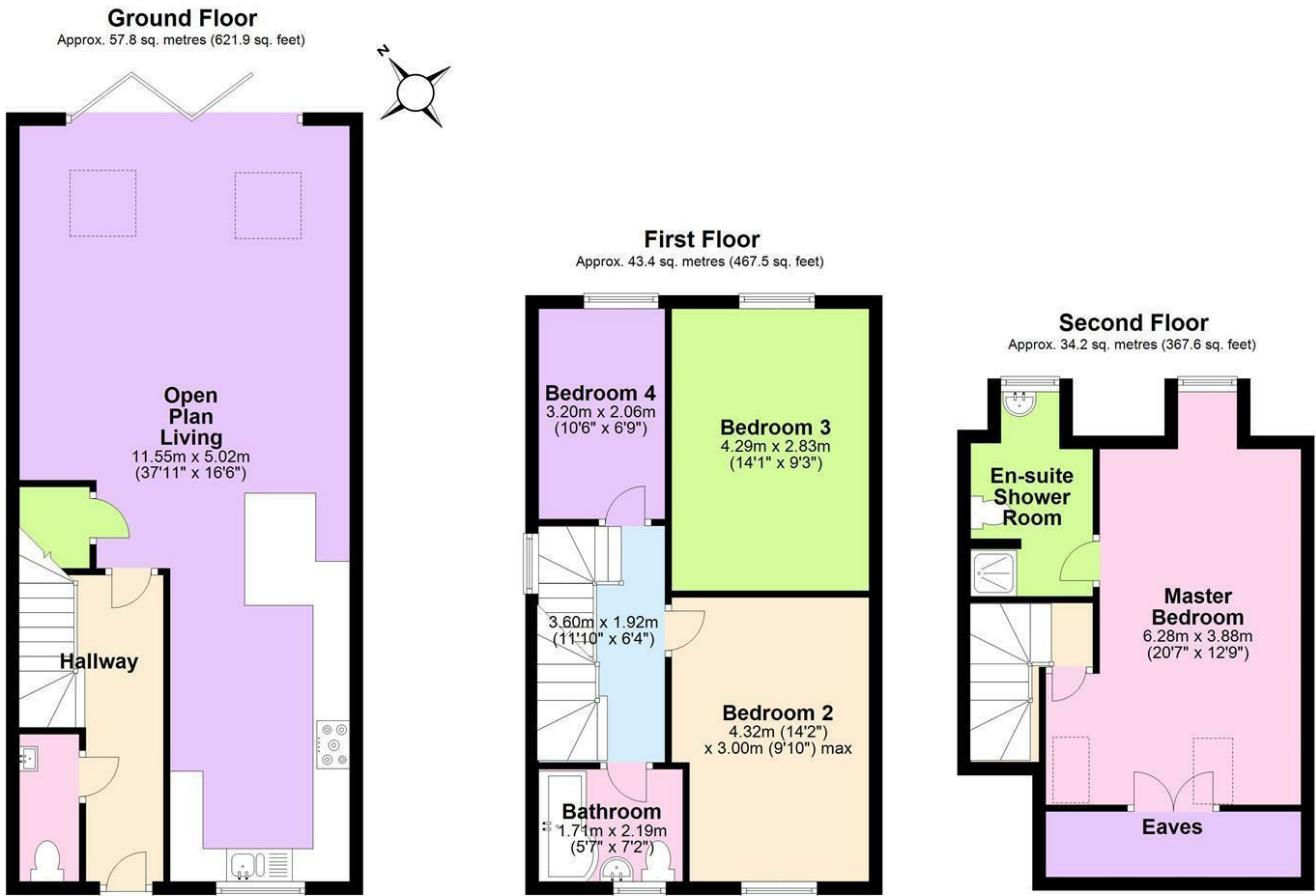
To the first floor are three double bedrooms and a family bathroom. To the second floor is the master suite with en-suite shower room, eaves storage and velux style windows.

The rear garden is initially laid to patio with a path leading to the rear pedestrian access gate which gives easy access to the parking spaces. The remainder of the garden is laid to artificial lawn and enclosed by paneled fencing.

To the side of the property are communal gates leading to the secure parking area of which the home has two allocated parking spaces.

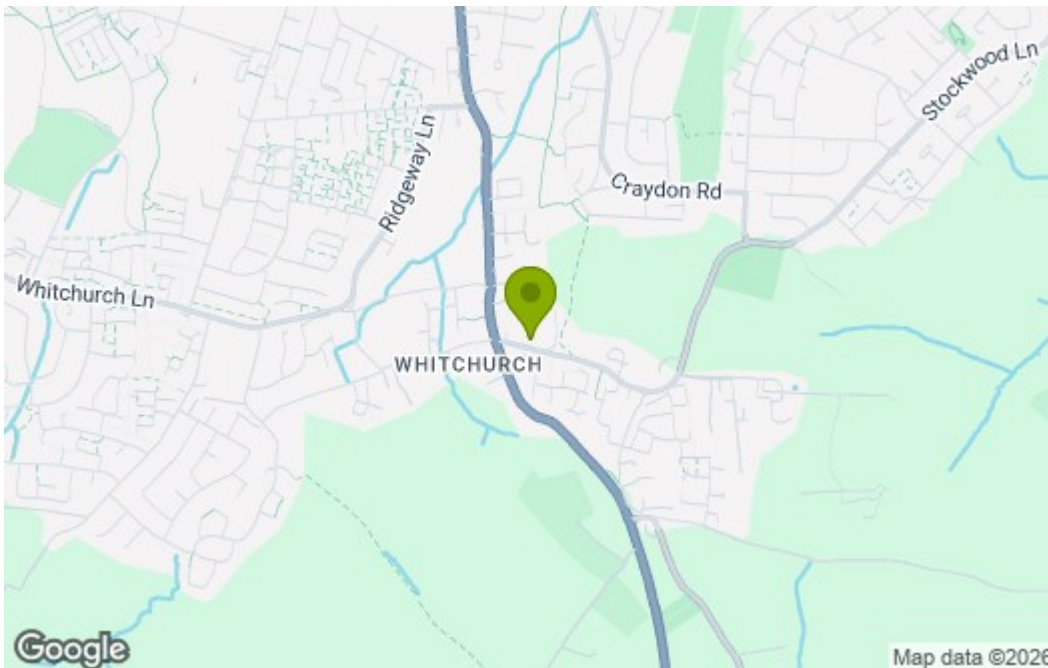
The property is within walking distance of public transport links to Bristol City Centre and nearby Primary schools, making it an excellent choice for families

Floor Plan



Total area: approx. 135.4 sq. metres (1457.0 sq. feet)
1 Staunton Mews, Bristol, Staunton lane

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	93
(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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.