

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**72 Westons Brake, Emersons Green, Bristol, BS16 7BP**

**£1,250 Per Month**

**Property Images**



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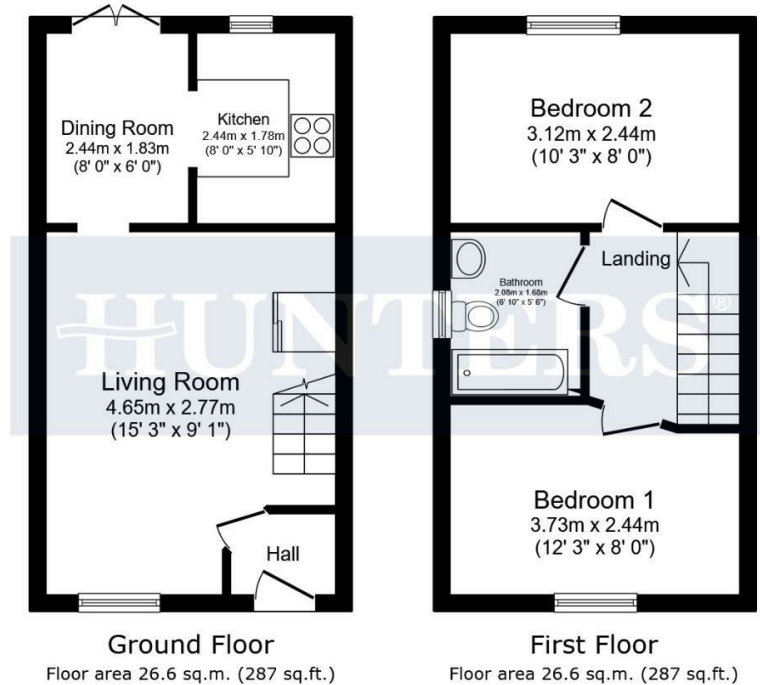
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## Property Images






## Floorplan



Total floor area: 53.3 sq.m. (573 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>67</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Map



## Details

Type: House - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: 1 Tenure:

## Summary

Located in the sought-after area of Westons Brake, Emersons Green, Bristol, this well-presented two-bedroom semi-detached home is available to rent. Ideal for professionals or a small family, the property offers a bright and spacious reception room, perfect for both relaxing and entertaining.

The home features two generously sized bedrooms and a modern bathroom, providing comfortable and practical living accommodation throughout. To the rear, a large garden offers an excellent outdoor space for enjoying warmer months.

Further benefits include off-street parking for up to three vehicles and a quiet residential setting, while remaining close to local shops, schools, and transport links.

This is a fantastic opportunity to rent a comfortable home in a popular and convenient location.

## Features