

SARAH CLARK
PROPERTY CONSULTANTS

36
DOONE ROAD, BRISTOL, BS7 0JG

Available for Students on 21st July 2027 | Spacious 4-Double-Bedroom House Near Gloucester Road | Solar Panels | Private garden with maintenance paid for by Landlord.

The accommodation features a separate lounge, perfect for socialising, a well-equipped kitchen, and a handy utility room for additional storage and laundry. The bathroom includes a shower over bathtub, providing flexibility for busy mornings and there is a separate guest wc on the ground floor.

All bedrooms are genuine doubles and the property comes fully furnished, ready for you to move in and make your own.

To the rear, you'll find a private garden, ideal for relaxing or outdoor study sessions. The home also benefits from electric solar panels, which may help reduce energy costs.

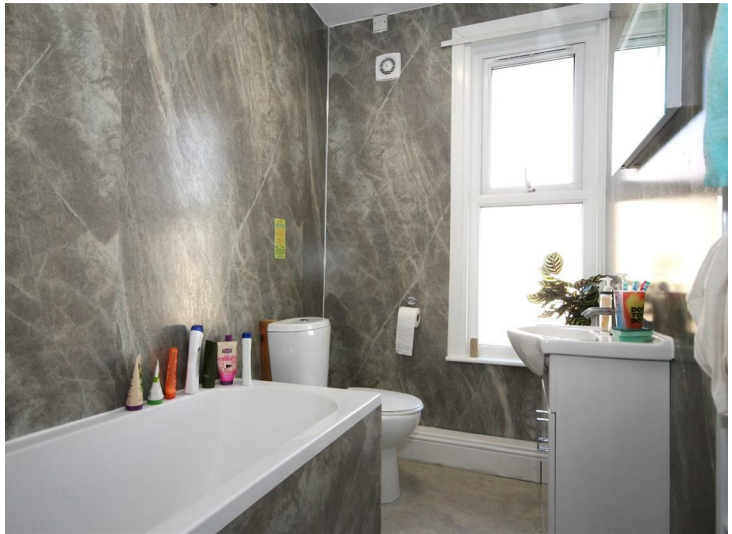
The garden maintenance is paid for by the landlord so you can enjoy it throughout your tenancy.

Located just moments from vibrant Gloucester Road with its independent shops, cafés,



Features

- Available to Students
- 4 Double Bedrooms
- Fully Furnished
- Separate Living Room
- Solar Panels
- Garden Maintenance paid for by landlord
- Available 21st July 2027



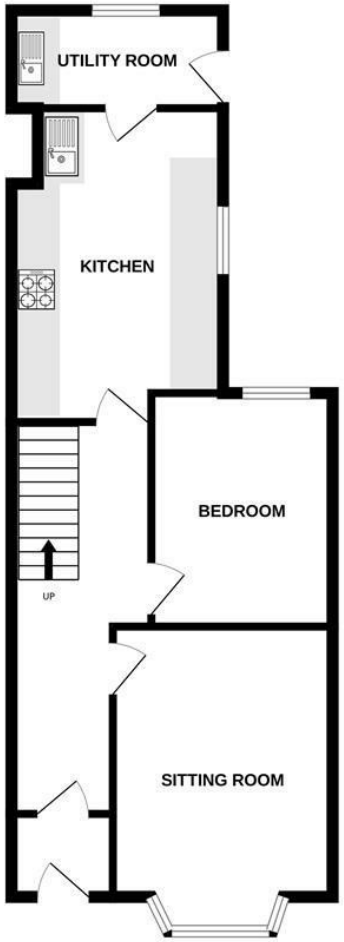




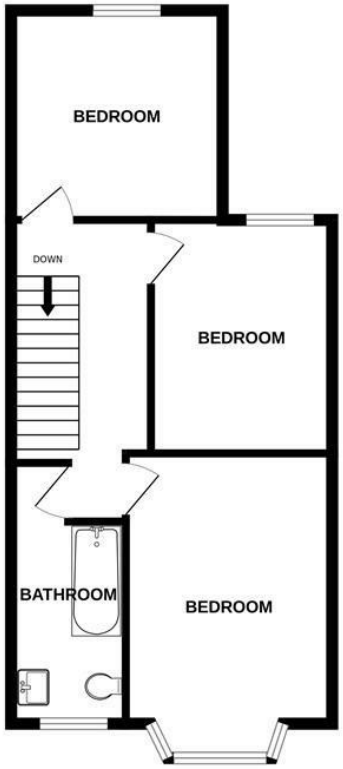




GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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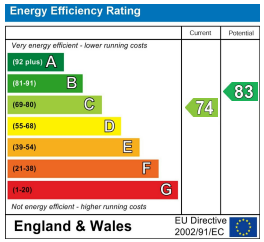
TENURE

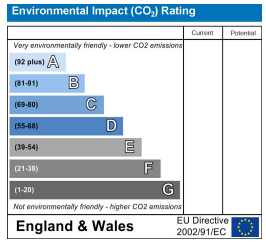
SERVICES

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LOCAL AUTHORITY

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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