



# SARAH CLARK

PROPERTY CONSULTANTS



38 Fernbank Road

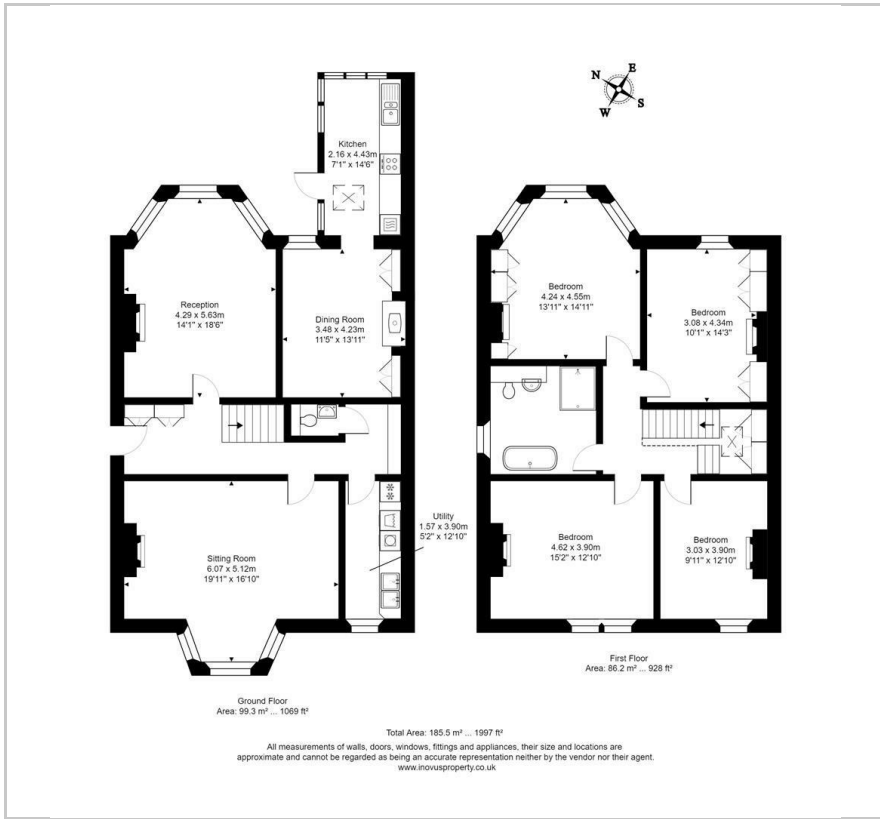
Bristol, BS6 6PU

£3,500

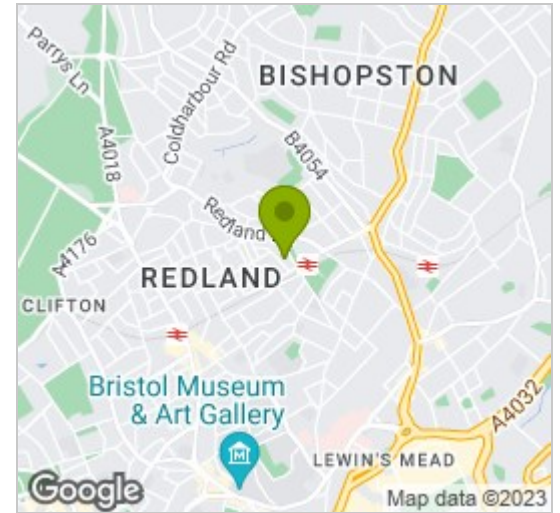




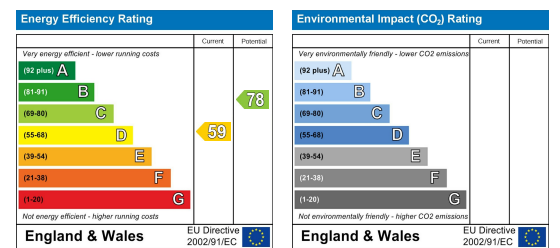
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Chandos Road Office on 0117 4522400 if you wish to arrange a viewing appointment for this property or require further information.

- Four Bedrooms
- Two Receptions Rooms
- Kitchen Dining Room
- Utility Room
- Family Bathroom and Guest Cloakroom
- Beautifully Furnished
- Available for 12 months
- Great Location

This stunning four bedroom property is offered for a period of 12 months and is fully furnished. Suitable for professional couples or families only and available from 1st September 2023.

Rental properties such as these are rare to the market, set in the popular Redland suburb and close to Chandos Road with its range of award winning restaurants including Wilsons and Pasta Hallows this is a great community to live in. The Gloucester Road and Whiteladies Road are also easily accessible with an extensive array of independent shops, boutiques, restaurants and cafes.

The house is spacious and beautifully presented, it has plenty of living accommodation on the ground floor two large reception rooms, kitchen, guest cloakroom, utility room and dining room, then upstairs are four good sized bedrooms and family bathroom.

The two large sitting rooms are situated to the front and rear of the property and provide ample space for entertaining and for family activities.

The fully equipped kitchen and utility room provide all appliances required for the modern family including electric hob and oven, dishwasher, fridge, freezer and washing machine. The utility room contains plentiful storage and space for sorting washing.



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.