



**SARAH CLARK**  
PROPERTY CONSULTANTS

ROOM 2, 65 |  
RICHMOND VILLAS, BRISTOL, BS11 9EP



Available Now ! An opportunity to rent a small double room in an immaculate 5 bedroom house, sharing with 4 other professionals.

This room is located on the first floor and is fully furnished. You will share a shower room with one other house-mate.

Furnishings include a small double bed, wardrobe, chest of drawers and bedside table. There is a window to side aspect, neutral decoration and carpet.

The communal accommodation consists of an open plan lounge, dining room and kitchen. The kitchen has plenty of storage with a range of wall and base units, electric hob and oven, dishwasher, 2 x fridge freezers and microwave.

The utility room has further storage a sink, a washing machine and tumble drier. This leads onto a downstairs cloakroom with wc and basin.

This large open plan kitchen also has a comfortable lounge area, central breakfast bar and double doors leading to a patio and rear garden.

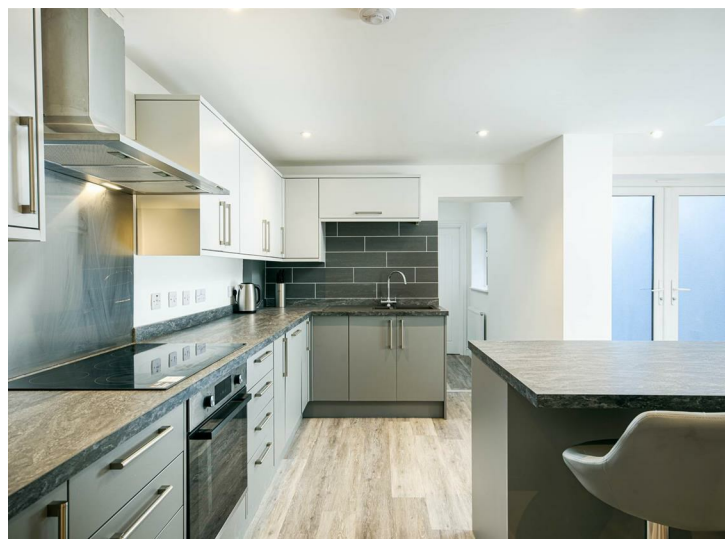
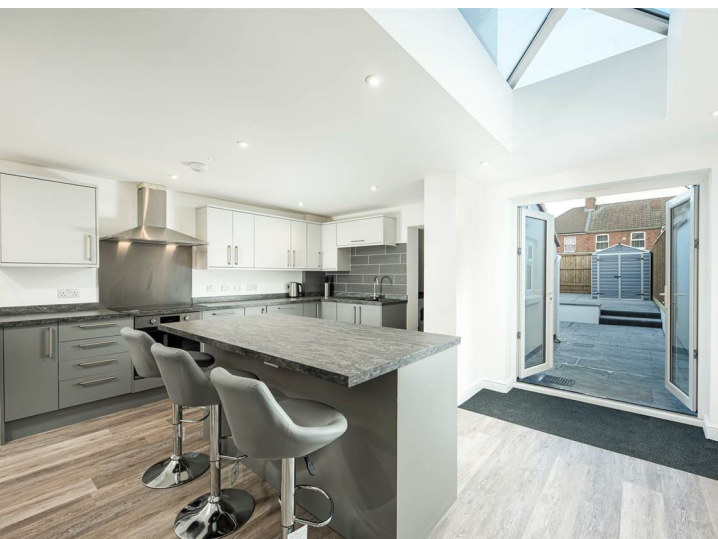


## Features

- All Bills Included
- Newly Refurbished
- Small Double Room
- Modern Kitchen
- Lounge Area
- Close to Avonmouth Village







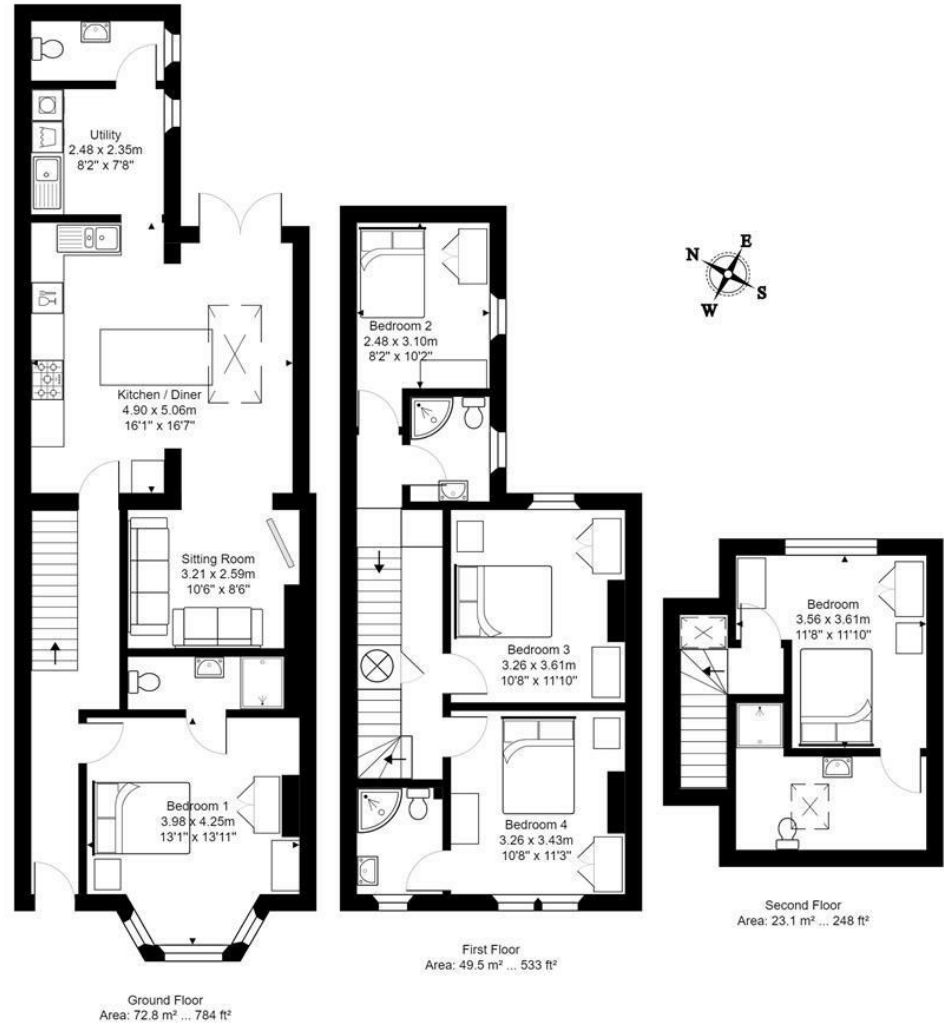
TENURE

SERVICES

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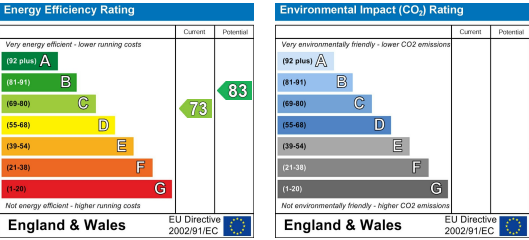
LOCAL AUTHORITY

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Total Area: 145.4 m<sup>2</sup> ... 1565 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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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.