

## 2 Bed Semi-Detached In Bristol South End Bedminster, Bristol, BS3 5BJ

£1,600 Monthly





## **SHORT DESCRIPTION**

Property Ref: 17015 Situated in the popular area of Bedminster, Bristol, this well-maintained two-bedroom property offers comfortable and practical living accommodation, making it an excellent choice for professionals, couples, or small families. The property comprises two generously sized bedrooms, a bright and spacious living room, a well-appointed bathroom, and a functional kitchen. The home further benefits from gas central heating, ensuring comfort throughout the year. Externally, the property offers the convenience of driveway parking, providing off-street parking for residents. Ideally located close to local amenities, shops, schools, and excellent transport links, this property combines convenience with comfortable living. Early viewing is highly recommended. Property Type: Semi-detached Full Renting price: £1600.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: B EPC rating: C Measurement: 678.126 sq.ft. Parking: Driveway Heating Type: Central -----



**Bed Room(s)**



**Bath Room(s)**



**Living Room(s)**

## **FLOOR PLAN**

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## **EPC GRAPH**

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Valid until 28 April 2034	Certificate number 3700-5412-0822-3396-3443
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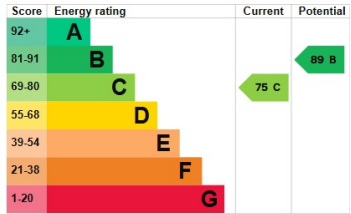
Property type	End-terrace house
Total floor area	63 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
 You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.  
[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

- For properties in England and Wales:
- the average energy rating is D
  - the average energy score is 60

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