



**3 Bed  
House  
located in**



35 Soundwell Road  
Bristol  
BS16 4QQ



## £1,650 Per month

3 Bedroom Home | Soundwell Road, Bristol | £1,650 pcm

The house is spread across two floors with a layout that suits day-to-day family life. At the heart of the ground floor is an open-plan living and dining area that gives you real space to breathe - big enough for a sofa, a dining table, and still feels comfortable rather than cramped. Full of character with wooden flooring, built in storage, fireplaces and iron radiators.

The kitchen is to the rear with a breakfast bar, making it a natural hub for morning routines and casual meals. Doors from the living area lead out to a decked garden, a decent size for outdoor dining, a bit of gardening, or just somewhere for the kids to be outside.

Upstairs, the master bedroom has its own ensuite, which makes a genuine difference in a busy household. The two further bedrooms are well-proportioned comfortably used as children's room, a guest room, or a home office if you're working from home.

A family bathroom with shower over bath serves the rest of the house and is located on the ground floor.

This house is in a well-connected spot that works well for families and commuters alike with local schools, parks, and everyday shops are all within easy reach, and you're not far from green spaces and the Bristol/Bath cycle path. Tesco and Staple Hill High Street is just minutes away from your door. Soundwell Road sits on the BS15



# Soundwell Road, Soundwell, Bristol, BS16 4QQ

Total Approximate Gross Internal Area = 95.0 sq m/1,022.5 sq ft



**Ground Floor**



**First Floor**

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## DIRECTIONS

## CONTACT

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