



**SARAH CLARK**  
PROPERTY CONSULTANTS

100B |  
REEDLEY ROAD, BRISTOL, BS9 3TA

Superb 4 bedroom detached family home available now for long term let. This lovely house will make a great family home and is located in Westbury-on-Trym, within the catchment area of excellent local schools.

This detached property offers spacious living accommodation - downstairs the hallway leads through an arch to the dining room, there is a nice sized lounge with doors to the side patio garden, a spacious kitchen including a newly fitted double oven and hob, all white goods included and a utility room. The kitchen has room for a small breakfast table and leads out to a sunny conservatory. There is also a downstairs wc. Upstairs are four bedrooms, the master has a small dressing area with built-in wardrobes and a newly renovated shower room. Bedrooms two and three are small double rooms and one has fitted wardrobes. Bedroom four would make a good study or nursery. The family bathroom completes this floor.

Outside to the front side and rear is a low maintenance garden - the side and rear are laid mainly to patio. There is also a garage and off-street parking.



## Features

- 4 bed detached family home
- Kitchen with all white good included
- Master bedroom with built-in wardrobes and newly renovated shower room
- Low maintenance garden
- Garage and off-street parking
- Catchment area for good local schools





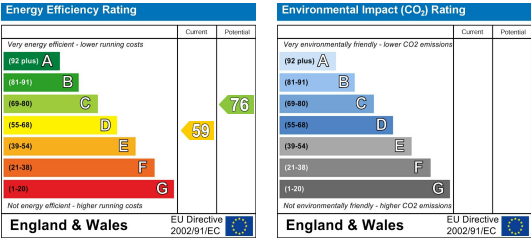
**TENURE**

**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.