



**SARAH CLARK**  
PROPERTY CONSULTANTS

36 |  
DOONE ROAD, BRISTOL, BS7 0JG

## Spacious 4-Double-Bedroom Student House Near Gloucester Road

Located just moments from vibrant Gloucester Road with its independent shops, cafés, bars and excellent transport links, this well-presented four double bedroom student property offers a fantastic balance of comfort, convenience and practicality. Ideal for groups studying at UWE or University of Bristol, both within easy commuting distance.

Inside, the house features a separate lounge, perfect for socialising, a well-equipped kitchen, and a handy utility room for additional storage and laundry. The bathroom includes a shower over bathtub, providing flexibility for busy mornings.

All bedrooms are genuine doubles and the property comes fully furnished, ready for you to move in and make your own.

To the rear, you'll find a private garden, ideal for relaxing or outdoor study sessions. The home also benefits from electric solar panels, helping reduce energy costs.

The garden is maintained by the landlord so you can enjoy it throughout your tenancy.



## Features

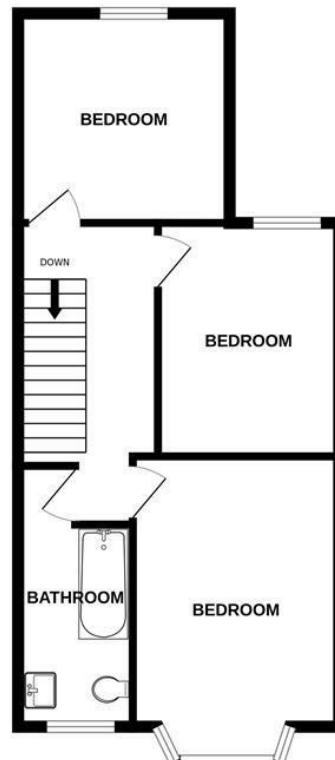
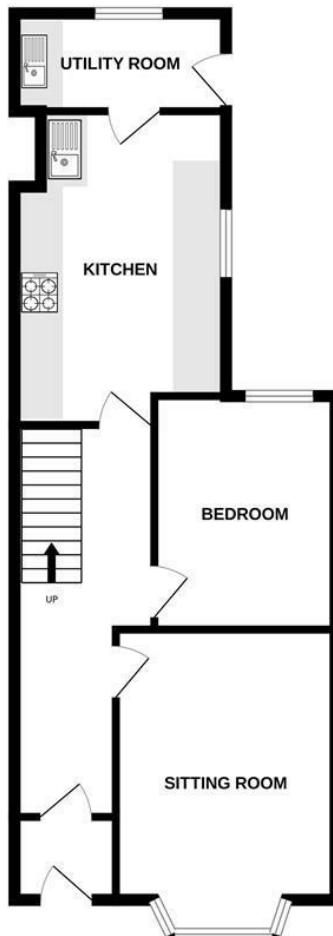
- Student Accommodation
- Close to Gloucester Road
- 4 Double Bedrooms
- Separate Living Room
- Available 16th July 2026



GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.

1ST FLOOR  
498 sq.ft. (46.2 sq.m.) approx.

TENURE

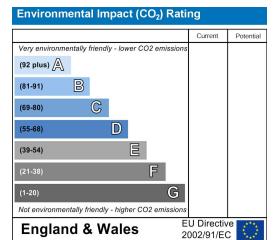
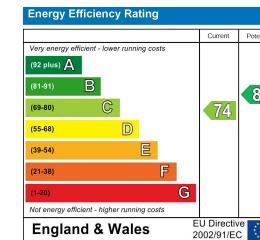


SERVICES

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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.

TOTAL FLOOR AREA: 1077 sq.ft. (100.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, garage, garden and outbuildings have not been tested and no guarantee as to their operability or efficiency can be given.

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