



Durnford Avenue Bristol BS3

£1,550 Per Month - Available 24/10/2016

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Beyond your expectations

*Are you looking for a spacious family home within walking distance of local schools?
Take a look at this beautiful town house in the sought after location of Southville.*

Townhouse | Driveway | Garden | Modern | Spacious.

Description

Set over three floors, this immaculately presented town house is perfect for corporate tenants and relocating families looking for space and location. Finished to an extremely high standard with quality flooring, solid wood doors and impressive attention to detail, this bright and spacious home features; entrance hallway leading to a large open plan living space; modern kitchen with high gloss units and integrated appliances; spacious lounge area with French doors onto an attractive and private enclosed garden. On the first floor is a separate sitting room, one double bedroom with built in wardrobe overlooking the vicarage garden and a modern family bathroom with shower. The second floor comprises two large double bedrooms with built in wardrobes and a shower room, the master bedroom having far

reaching views towards Dundry. The property further benefits from a driveway for off road parking and secure bike storage.

Situation

Durnford Mews is conveniently located in the heart of the popular area of Southville. Ashford Gate Primary School is located within walking distance, just 0.3 miles away. There is also convenient access to a number of parks within 1 mile, including Gore's Marsh and Greville Smyth Park. There are an array of shops, supermarkets and restaurants within easy reach. For commuters, Parson Street and Bedminster Railway station are within 1.5 miles, and Bristol Temple Meads is just 2 miles away. The property is also well connected to road links to the M5, M4 and into Bath.



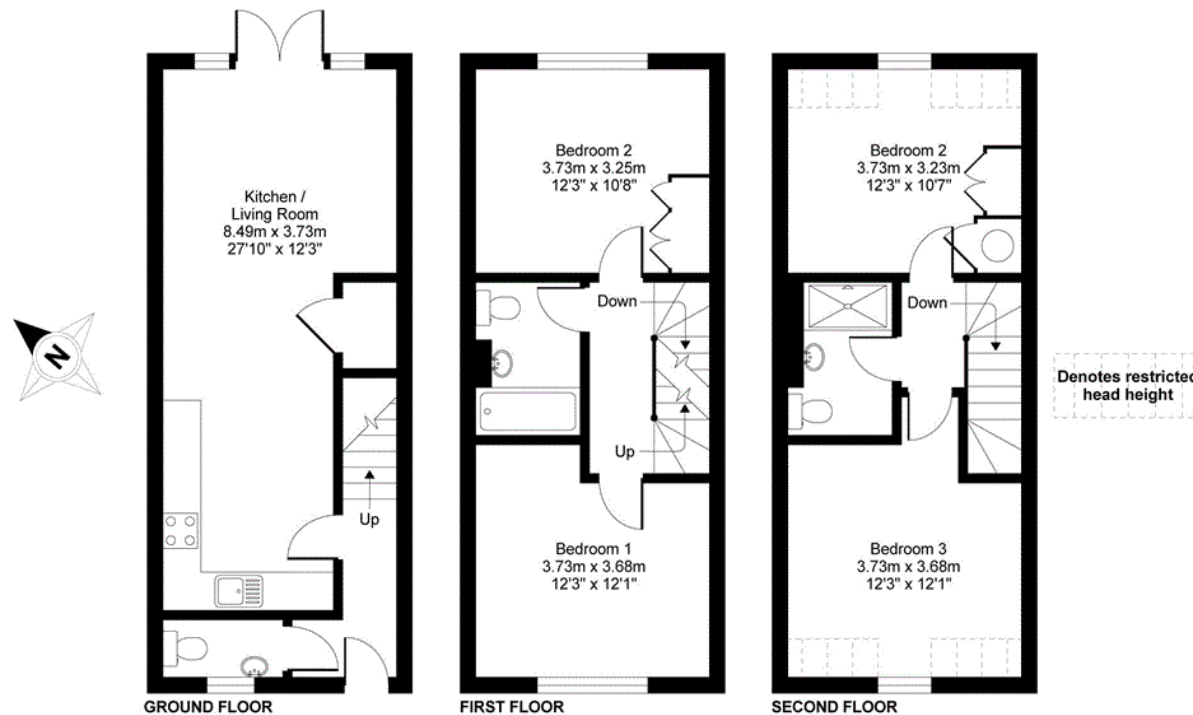
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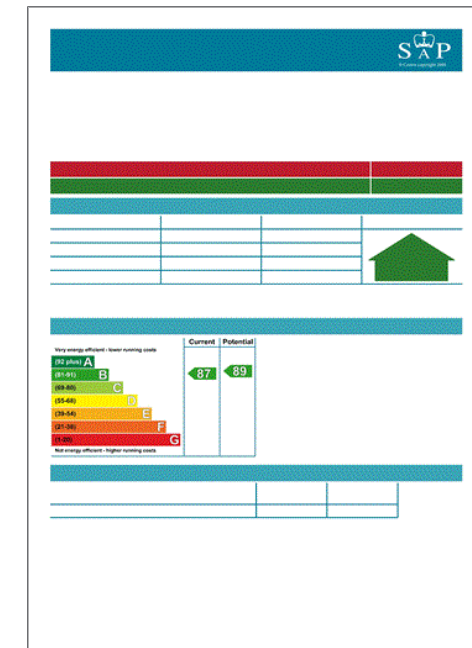


Durnford Mews, Durnford Avenue, Bristol, BS3

APPROX. GROSS INTERNAL FLOOR AREA 1132 SQ FT 105.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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