



## System Way Bristol

£3,250 Monthly  
5 Bedroom House

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Letting  
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## **Syston Way**

### **Bristol**

£3,250 Monthly  
5 Bedroom House

- **Furnished**
- **PLENTY OF AMENITIES NEARBY**
- **MODERN FIXTURES AND FITTINGS**
- **OFF STREET ALLOCATED PARKING**
- **EPC RATING D**
- **COUNCIL TAX BAND C**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
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#### **DETAILS**

A well presented high-spec five double-bedroom and four-bathroom house in Kingswood, offered fully furnished, with white goods included, and available from 5th August 2025

We now offer an ALL inclusive bills package with uncapped usage for the 2025/2026 tenancy, we'll share more information with you at the viewing.

Zoe will be running the viewings at this property, so book yours today.

#### **What's it like?**

The property is located on Syston Way, just a short walk from the plenty of amenities on Kingswood High Street nearby including the shops, restaurants, cafes, pubs and supermarkets. There are regular bus links nearby travelling in to the City Centre as well as being within ten minutes drive to Eastgate Retail Park which is home to a Large Tesco's, Asda Living, fast food restaurants and an IKEA. The property is also only ten minutes from UWE's Glenside Campus and is within close proximity to plenty of parks and greens including Kingswood Park, Barton Fields, Eastville Park and St Georges Park.

The whole property was renovated throughout in Summer 2023 to an exceptionally high standard throughout, including a brand new kitchen, four brand new bathrooms each with a smart suite and tasteful tiling in place, new décor including a feature wall in each bedroom, and new flooring and carpets throughout. The house has been finished with contemporary fixtures and fittings, including ceiling lights, a TV in each room, bedside lamps, curtains, blinds, and stylish furnishings.

The house briefly comprises; a spacious open-plan kitchen/dining room with modern fixtures and fittings, the kitchen area is offered with white goods and integrated appliances and has a large dining space, finished with stylish lighting fixtures and a beautiful dining table. The lounge area is furnished accordingly and benefits from having a wall-mounted television included and access out to the garden.

There are five double bedrooms spread across two floors, the first two being on the ground floor, three further bedrooms on the first floor which also each have an en-suite shower room and a spacious family bathroom with a bath tub in place and shower above the bath. Each bedroom is furnished with a double bed and mattress, desk, chair, bedside table, chest of drawers, drawers, TV mounted to the walls and wardrobe or hanging space. They are finished tastefully with a feature wall each, faux plants, new curtains and bedside lamps.

The property also benefits from having high speed broadband included in the rent, gas central heating, double glazing, storage space, a downstairs WC, a private, low maintenance courtyard garden and two off street parking spaces at the rear of the property.

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