



Princess Victoria Street, Bristol

£2,500 pcm

A Unique and Stylish Clifton Gem! **LET AGREED**

Nestled in the heart of the prestigious Clifton Village, The Old Pottery on Princess Victoria Street presents a rare opportunity to live in a Beautiful New Build character property, perfectly blending historical charm with contemporary design.

This cleverly configured upside-down house showcases thoughtful design throughout, making exceptional use of every inch of space. Original features such as exposed roof joists are complemented by bespoke cabinetry and built-in furniture, creating a warm yet functional home.

Property Highlights:

Two Bedrooms: Located on the ground floor, both bedrooms feature built-in storage, with the principal bedroom benefiting from an en-suite shower room. A separate bathroom serves the second bedroom and guests.

Open Plan Living: Upstairs, a bright and airy open-plan kitchen/living space is perfect for entertaining. Integrated appliances and cleverly designed storage make this space both stylish and practical.

Private Terrace: French doors open out onto a sunny terrace – a rare find in this central location, ideal for relaxing or dining al fresco.

Study: Just off the living area, a dedicated study offers the ideal home office setup – perfect for remote workers or anyone needing a quiet creative space.

Additional Features: Custom-built cupboards and stools, vaulted ceilings, and charming architectural details throughout and the addition of a study off the living area for those working remotely.

Location:

Situated in the heart of Clifton Village, this property enjoys immediate access to an array of boutique shops, cafés, and restaurants. Clifton Suspension Bridge, the Downs, and Ashton Court are just moments away, offering green spaces and iconic views. Public transport links are easily accessible, making commutes around Bristol and beyond straightforward.

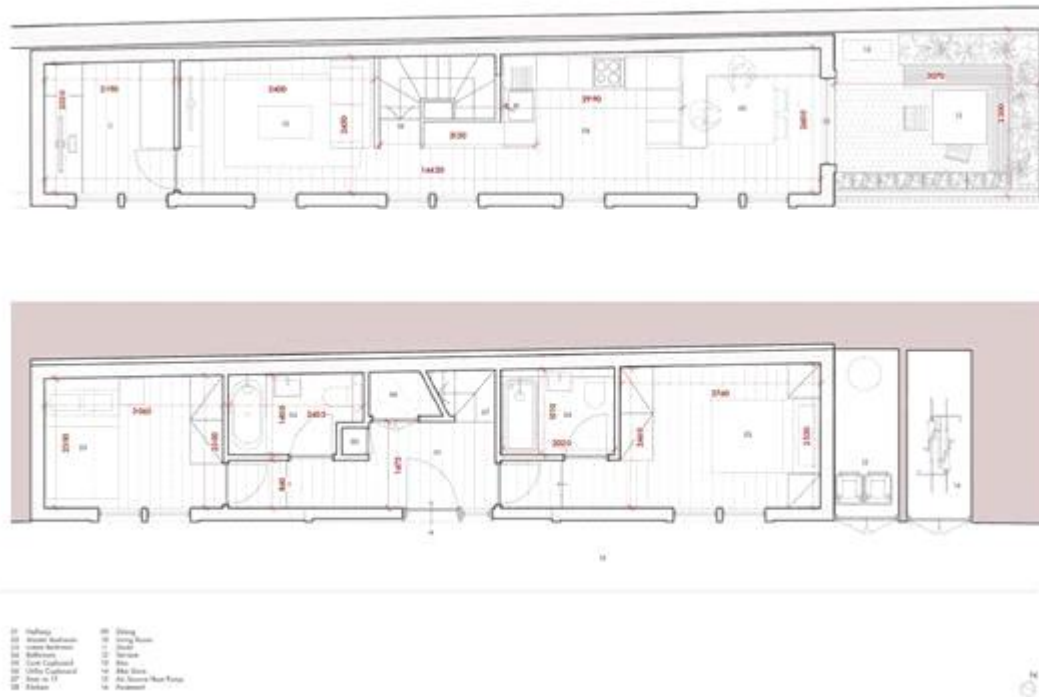
This truly individual home is a rare gem in one of Bristol’s most desirable postcodes.

Call now to arrange your viewing – properties like this don’t stay on the market for long!

Council Tax Band: D (Bristol City Council)
Deposit: £2,884.61
Holding Deposit: £576.92
Garden details: Terrace



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



Viewing by appointment only
 Hopewell
 Hope Chapel House, Hope Chapel Hill, Bristol BS8 4ND
 Tel: 01179 118663 Email: longlets@hopewell.co.uk Website: hopewell.co.uk/