

**Property reference number: -2402-1807 (BRISTOL)**

Home to a family with 2 children in the 9-13 age group.

They are looking to house swap in the school holidays.

**KEY INFORMATION...**

Bedrooms available:-	Double:- 2, single:- 2, In the single rooms is a guest bed so a second bed can be pulled out and used (max:- 8 people)
Children welcome?-	Yes all age groups are welcome
Pets that live here:-	They have a dog which they would like to bring with them when they house-swap, but s/he can go into kennels if dogs not allowed.
Re-dogs:-	They could not consider a dog staying in their house.



This semi-detached Victorian Terraced house is situated near Gloucester Road which has the title of being the longest road in Europe of independent shops! It's a vibrant place to shop or just have a wonder, with a number of café's, restaurants, charity shops as well as a great selection of independent gift and clothes shops. Whilst the house is on quite a busy 20mph road, the location benefits from the thriving Gloucester Road, and is 100m away from St Andrews Park, a lovely green space with play area, pond, and paddling pool (open in the Spring/Summer months). It's just 5 minutes drive to the M32, and 20 minutes from the M5 and Cribbs Causeway shopping centre. This is a wonderful area to holiday having all that Bristol has to offer as well as lovely countryside, and just 30 miles to the nearest beach.

This 2 storey house has a converted loft, and is conveniently within about 200 metres of few shops and eating places.

The lounge has an open fire, there is a playroom and large kitchen/diner with bi fold doors to the small south facing garden. There is a cloakroom downstairs along with a bathroom on the 1st floor and bathroom in the converted loft. There are 2 smart TVs downstairs both with access to Netflix, Amazon Prime and sports channels (Sky and TNT). There is also a Nintendo Switch that will be available to use

The garden is a typical city-sized secure garden. Renovated last year, there is a large patio area with an L shaped sofa, dining table for 6 people with moveable parasol. There are also 2 swings/space for a double hammock, a small trampoline along with grassed area and flower bed. There is a small trampoline and 2 swings attached to the pergola, so quite high up but perfectly safe. The swingball set and portable volleyball net is for use. We ask people not to use the football goal to protect balls going into our neighbours garden... incidentally they are lovely neighbours! Parking is available for 1 car on the driveway. It is a little tight so would not suit a van. There is an additional space to park directly in front of the driveway.

The parents have been attending Woodlands Church for the past 19 years! It's a very welcoming church full of people of all ages. On any Sunday there are 4 services; 8:30am (reflective and includes pastry breakfast), 9:15am (popular with young families, relaxed atmosphere with children's provision), 11am busy service with children's provision, and 6:30pm (popular with students, young professionals and those who don't like mornings!) Woodlands serves its church and local community very well. [www.woodlandschurch.net](http://www.woodlandschurch.net)



Local websites:- [visitbristol.co.uk/](http://visitbristol.co.uk/) [www.visitengland.com/things-to-do/bristol](http://www.visitengland.com/things-to-do/bristol)  
[www.tripadvisor.co.uk/Attractions-g186220-Activities-Bristol England.html](http://www.tripadvisor.co.uk/Attractions-g186220-Activities-Bristol%20England.html)  
[www.dayoutwiththekids.co.uk/things-to-do/south-west/somerset-and-bristol/bristol](http://www.dayoutwiththekids.co.uk/things-to-do/south-west/somerset-and-bristol/bristol)

