



24 Thomas Way, Stapleton, Bristol, BS16 1WT

£2,000 Per Month

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Hallway6'9" x 7'9" (2.07 x 2.38)
- Utility room6'9" x 8'7" (2.07 x 2.62)
- Store room6'11" x 8'4" (2.13 x 2.55)
- Games room8'9" x 16'10" (2.67 x 5.14)
- Lounge/dining room12'9" x 16'8" (3.9 x 5.09)
- Kitchen12'7" x 9'6" (3.84 x 2.92)
- 8 ft²
- 0.8 m²
- Reduced headroom
- 1144 ft²
- 106.2 m²
- Approximate total area*
- Landing16'0" x 3'6" (4.88 x 1.08 m)
- Living/Dining Room12'9" x 16'8" (3.90 x 5.09 m)
- Floor 0
- Cloakroom6'0" x 2'11" (1.83 x 0.9)
- Landing16'0" x 3'6" (4.88 x 1.08)
- En-suite5'6" x 6'10" (1.68 x 2.09)
- Bedroom9'5" x 6'7" (2.88 x 2.02)
- Bedroom9'4" x 8'8" (2.87 x 2.66)
- Bathroom6'2" x 7'7" (1.88 x 2.33)
- Bedroom12'11" x 9'11" (3.96 x 3.04)
- En-suite5'6" x 6'10" (1.68 x 2.09)
- Bedroom9'5" x 8'8" (2.87 x 2.66 m)
- Bedroom12'11" x 9'11" (3.96 x 3.04 m)
- Landing9'6" x 2'11" (2.91 x 0.91)
- Bathroom6'2" x 7'7" (1.88 x 2.33 m)
- Bedroom9'5" x 6'7" (2.88 x 2.02 m)
- Floor 1



PROPERTY TYPE House - End Terrace

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND D



Offered for let is this extremely well presented, three storey home overlooking The Green and The Clock Tower at Stoke Park.

The accommodation comprises a converted garage now being used as a games room, utility room and store room at the ground floor.

At the first floor there is a lounge/diner, kitchen and a cloakroom and at the top floor there are three bedrooms the master with en-suite and a family bathroom.

The property benefits from parking to the rear and a small front garden. With good motorway links close at hand and The Mall at Cribbs Causeway a short drive away.



what the owners will miss



the location

just a thought...