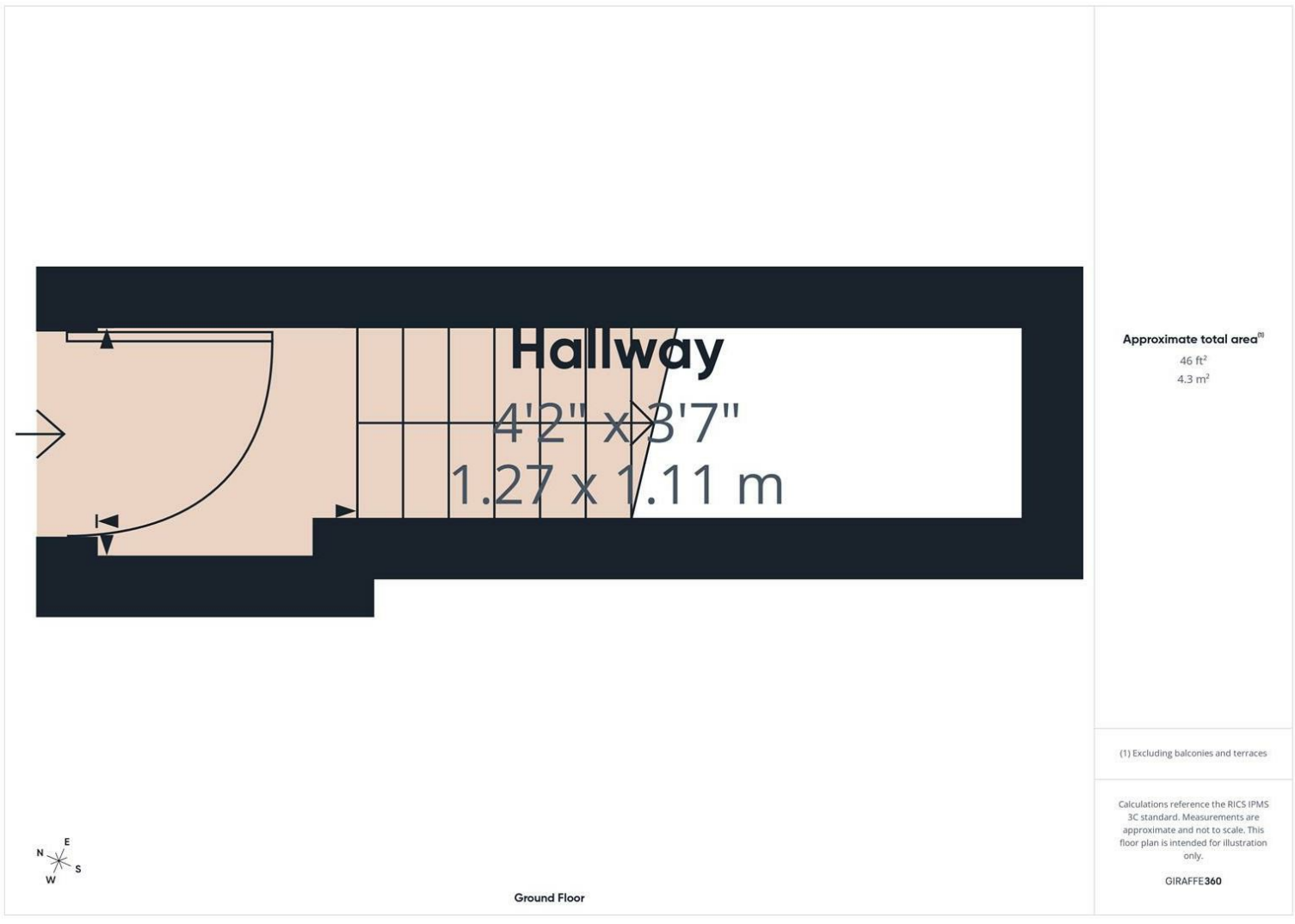




Hallway
4'1" x 3'7" (1.27 x 1.11)

Kitchen/Living Area
17'8" x16'6" (5.40 x5.05)

Bedroom
10'11" x 10'0" (3.35 x 3.05)

Bedroom
10'6" x 7'3" (3.21 x 2.22)

Bathroom
8'0" x 6'11" (2.44 x 2.12)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, 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.

PROPERTY TYPE Flat

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B

If you wish to proceed with an offer on this property, we are required to undertake Anti-Money Laundering (AML) checks in line with HMRC regulations. These checks are carried out by our compliance partners, Coadjute, and are subject to a fee.





Coming to the market for rent is this well presented 2 bedroom property. The property compromises of Kitchen/ living space, bathroom with overhead shower and 2 bedrooms with built in storage. White goods included.

Available for rent from 23.11.26. EPC C. Council tax band B Bristol.

Viewings highly advised.







the location

what the owners will miss

just a thought...