



Lilly Arch, Burwalls Road, Leigh Woods, Bristol, BS8 3DS



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# Lilly Arch, Burwalls Road, Leigh Woods, Bristol, BS8 3DS

Monthly Rental Of £2,750

## ACCOMMODATION

David Plaister Ltd are delighted to offer this impressive three bedroom house TO LET. This superb mews-style house has been tastefully renovated to an exacting standard and provides everything you need for comfort and exclusivity. This light and spacious home comprises of a modern kitchen diner, a bright and flexible living area, three wonderful bedrooms, and a family bathroom and en-suite shower room. The property also boasts under floor heating and air-conditioning throughout, making for comfortable living all year round. There are also two valuable off-street parking spaces at the front of the property, along side an electric car charging point. EPC Rating: B, Council Tax Band: E. Holding deposit of 1 weeks rent applies (£634.62). Tenancy deposit equal to 5 weeks rent (£3173.08). 6-month initial fixed term tenancy agreement and thereafter monthly periodic (unless agreed otherwise between the parties).

## LOCATION, LOCATION, LOCATION!

A dreamy and picturesque location on the outskirts of Bristol within a stones throw of Clifton Suspension Bridge. The National Trust forestry area of Leigh Woods is on your doorstep, with Ashton Court Estate just a short walk away. This wonderful property is also located a few minutes away from the exclusive Clifton Village filled with charming independent shops and restaurants. For the commuter, the M5 motorway is only a 10 minute drive away, and Clifton Down train station is located just across the river providing convenient transport into Bristol and the surrounding areas, as well as across the country.

- A superb contemporary three bedroom mews-style house
- Tastefully renovated to an exacting standard
- Light and bright flexible living areas
- Dreamy location on the outskirts of Bristol, a stones throw from Clifton Suspension Bridge
- Under-floor heating and air-conditioning, providing comfort all year round
- Two valuable off street parking spaces with an electric car charging port
- EPC Rating: B, Council Tax Band: E
- Holding deposit of 1 weeks rent applies (£634.62)





## Accommodation

### Living Room 24' 5" x 12' 8" (7.45m x 3.86m)

Super space with modern connectivity, underfloor heating, doors to the kitchen and cloakroom and stair-flight rising to the first floor.

### Cloakroom 4' 7" x 2' 4" (1.40m x 0.72m)

W/C with a wash hand basin, a mirror and extractor fan.

### Kitchen/Diner 27' 1" x 12' 8" (8.25m x 3.86m)

A contemporary kitchen with a central cooking island, mood lighting, underfloor heating, space for flexible dining/seating options, glazed doors to the front.

### Stairs

Stair flight rising to first floor landing with sky-light window.

### Family Bathroom 8' 4" x 6' 2" (2.54m x 1.87m)

Shaped bath with drench-head mains fed shower and hose attachment, wash hand basin sat on contemporary plinth, W/C with concealed cistern, sky-light window, heated towel rail, colourful tiled flooring.

### Bedroom One 14' 8" x 12' 8" (4.47m x 3.87m)

Lovely room with arched windows facing approximately south, various mood lighting options, wall mount TV options, air-conditioning unit and zoned heating controls.

### Dressing Area 8' 8" x 5' 1" (2.64m x 1.54m)

Cupboard and storage units and a utility cupboard housing plant equipment.

### En-suite 6' 0" x 5' 7" (1.84m x 1.69m)

Wet room with roof-light window offering an abundance of light, walk in mains fed shower, wash hand basin, low-level W/C, heated towel rail, tiled walls and floors, inset spot lights, and mirror.

### Bedroom Two 12' 8" x 9' 1" (3.85m x 2.78m)

A super room with arch windows, air-conditioning unit and radiator.

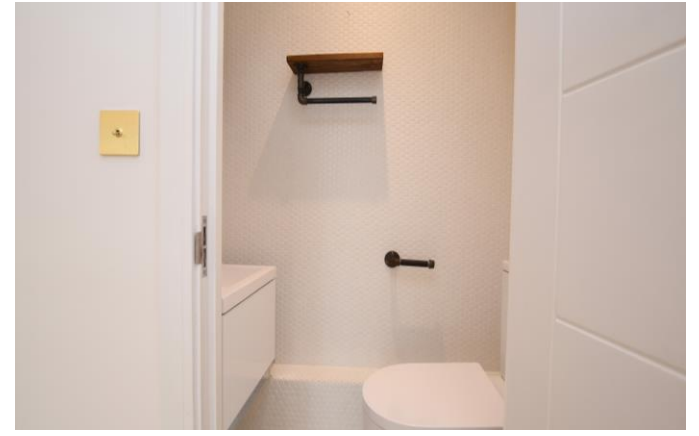
### Bedroom Three 9' 6" x 9' 1" (2.90m x 2.78m)

Roof-light windows and built in wardrobes. Would also suit a home study/office.

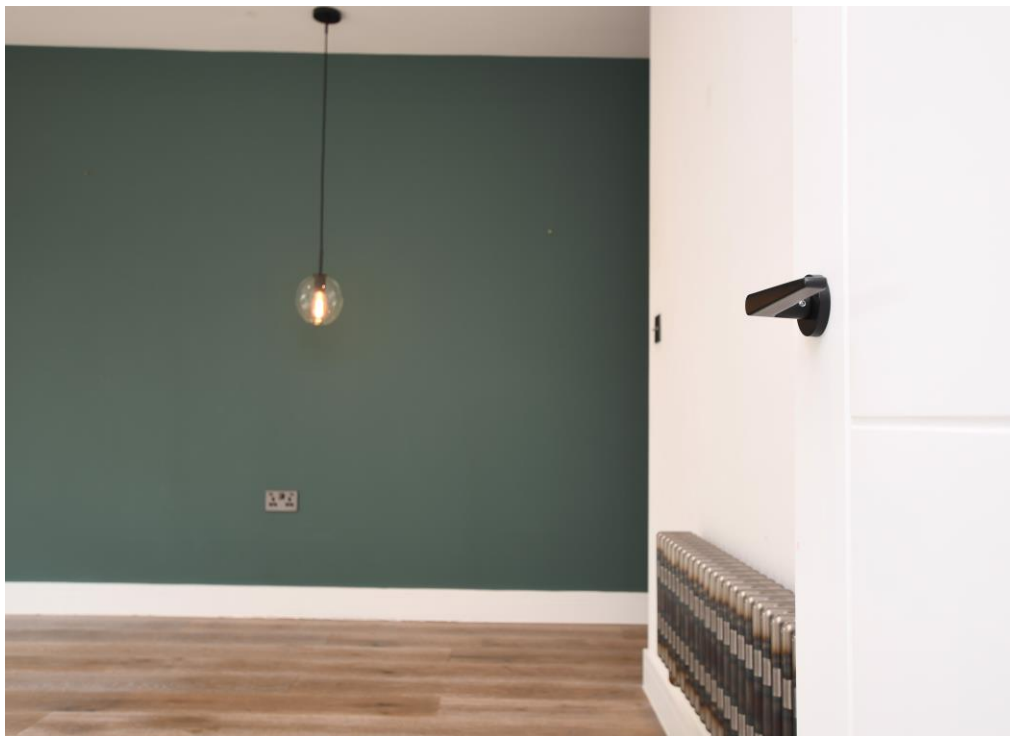
### Outside

Two off street parking spaces with an electric car charging facility and an outside water supply tap.









Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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