

# annejames

Experts in property since 1991



**Monthly Rental Of £695.00**

**Room 5 13 Clouds Hill Road St George BS5 7LD**

**\*STUNNING REFURBISHED SHARED HOUSE IN CONVENIENT LOCATIC**

**\*ROOM FIVE WITH ENSUITE SHOWER ROOM\***

**\*BED AND WARDROBE\***

**\*COMMUNAL OPEN PLAN LIVING SPACE\***

**\*COMMUNAL WASHING MACHINE & TUMBLE DRYING AREA\***

**\*COURTYARD GARDENS\***



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**89A BATH ROAD LONGWELL GREEN BRISTOL BS30 9DF**

**Tel: 0117 9328611**

**[www.annejames.co.uk](http://www.annejames.co.uk)**



The accommodation comprises more fully as follows: - (all measurements are approximate)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	73   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO<sub>2</sub>) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).