



## Lewis Road, , Bristol, BS13 7JB

- Available Immediately (subject to referencing)
- Large Garden
- Great Family Location
- Modern Condition Throughout
- Three Bedroom
- Recently Decorated
- Off Street Parking

**£1,650 Per Month**





# Lewis Road, , Bristol, BS13 7JB

## DESCRIPTION

A well presented three bedroom home in Bedminster Down, available immediately

**SORRY NO MORE THAN 2 SHARERS!**

Hunters present to the market this well presented 1930s three bedroom home sitting on Lewis Road, Bedminster Down. Having just been redecorated throughout its sure to prove perfect for any family or professional sharers (sorry no more than 2 sharers).

Its sure to prove perfect for a family or professional sharers looking for a home thats ready to move in to immediately (subject to referencing). Please note we cannot accept more than 2 sharers for this property due to Bristol City council licensing regulations.

**COUNCIL TAX BAND**  
**C**

**EPC BAND - C** - Please see below full EPC report;  
<https://find-energy-certificate.service.gov.uk/energy-certificate/9139-3041-3201-8694-9204>

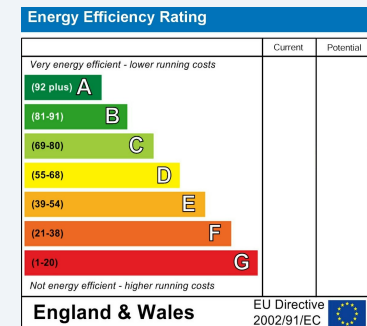
**FEES;**  
Holding fee - £392.00 (equal to 1 weeks rent)  
Deposit - £1,960.00 (equal to 5 weeks rent)





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [bedminster@hunters.com](mailto:bedminster@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.