

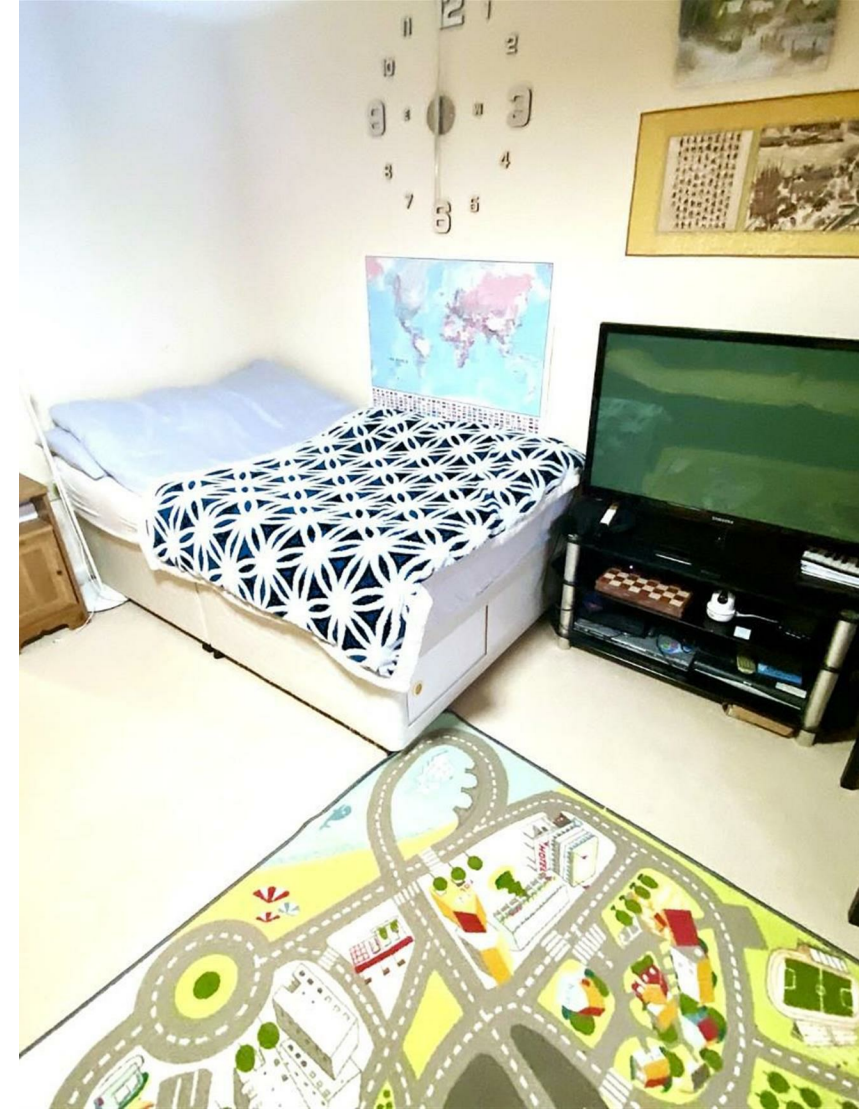
THE  
PROPERTY  
OUTLET

*Bristol's home for Stylish Sales & Lettings*



INKERMAN CLOSE  
HORFIELD









## INKERMAN CLOSE

HORFIELD, BS7 0XU - £2,500 PCM

4 Bedroom(s) 3 Bathroom(s) sq ft

\* AVAILABLE 01.08.2025 \*

FOUR DOUBLE BEDROOM FURNISHED HOME! The Property Outlet are delighted to offer to the rental market this well presented TOWN HOUSE situated close to Southmead Hospital & local public transport routes. The accommodation comprises ENTRANCE HALL, CLOAKROOM/WC, KITCHEN/DINING ROOM. To the first floor there are TWO DOUBLE BEDROOMS & a BATH/SHOWER ROOM/WC. To the second floor there is a MASTER BEDROOM with EN/SUITE SHOWER ROOM & WC & a further DOUBLE BEDROOM with an EN/SUITE SHOWER ROOM/WC. Offered FURNISHED with WHITE GOODS that include - WASHING MACHINE, INTEGRATED FRIDGE/FREEZER, GAS HOB, DOUBLE ELECTRIC OVEN & DISHWASHER. Benefits include GAS CENTRAL HEATING, DOUBLE GLAZING, REAR GARDEN, GARAGE & OFF ROAD PARKING. The Property Outlet feel this home would ideally suit a group of professional sharers or students. The property is situated close to Horfield Common, Horfield Sports Centre & local shops. Sorry no pets.

Holding Deposit £576.92

**COUNCIL TAX BAND - B**

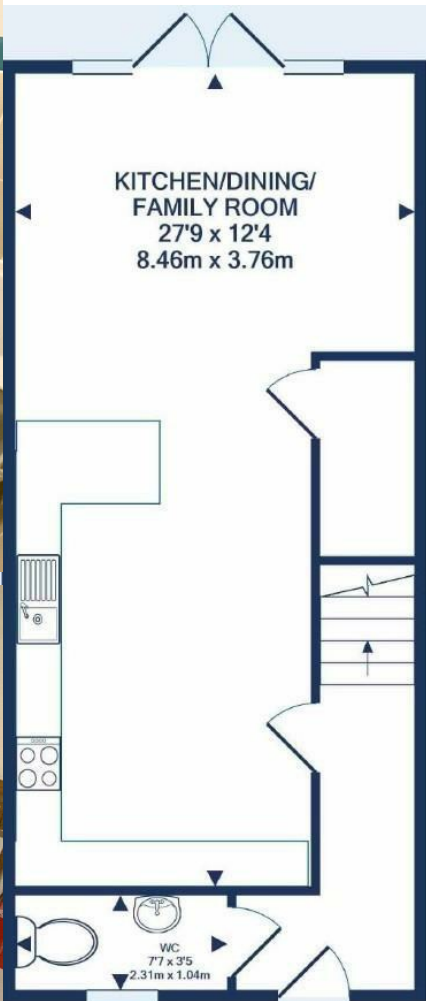
- STUDENT/PROFESSIONAL HOME!
- Four Bedrooms
- Furnished
- Double Electric Oven
- Dishwasher
- Washing Machine
- Fridge/Freezer
- Gas Central Heating
- Links To UWE & City Centre
- Well Presented

### PROPERTY SPECIALIST

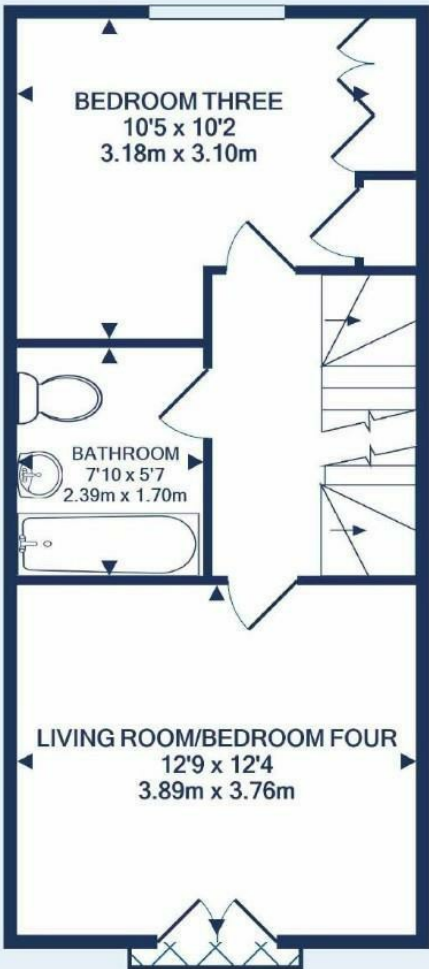
Mr Carl Mortimore  
c.mortimore@thepropertyoutlet.com  
01179354565  
Branch manager



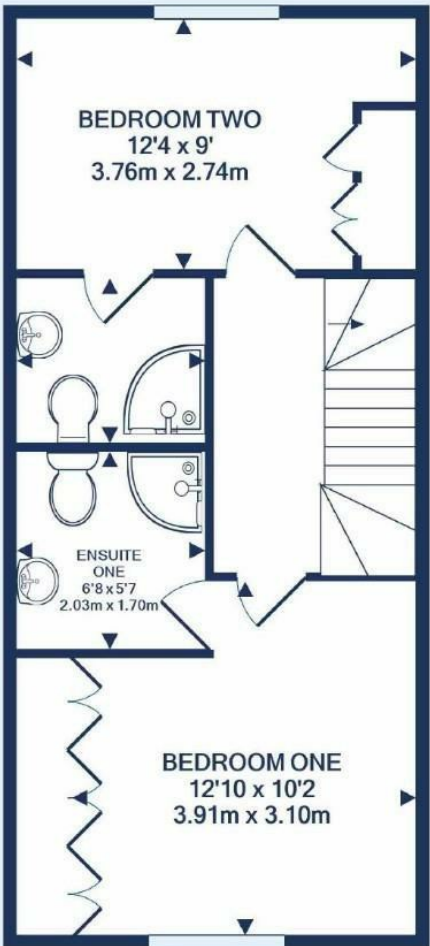




GROUND FLOOR  
APPROX. FLOOR  
AREA 497 SQ.FT.  
(46.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 497 SQ.FT.  
(46.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 497 SQ.FT.  
(46.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1491 SQ.FT. (138.5 SQ.M.)  
Made with Metropix ©2022

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 90        |
| (81-91) B                                   | 80                      |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |