



## 11 Tyning Close, Yate, Bristol, BS37 5PN

£1,550 PCM

**\*\*PLEASE DO NOT CALL TO BOOK AN APPOINTMENT, PLEASE EMAIL [INFO@BRUNTANDFUSSELL.CO.UK](mailto:INFO@BRUNTANDFUSSELL.CO.UK) WITH THE NAMES AND DETAILS OF EACH TENANT, INCLUDING EMPLOYMENT INFORMATION AND SALARIES TO HELP US ENSURE REFERENCING REQUIREMENTS ARE MET BEFORE VIEWINGS TAKE PLACE.\*\***

**\*\*PLEASE NOTE THAT ALL INTERNAL DOORS WILL BE REPLACED AS WELL AS THE CARPETS IN THE LOUNGE, DINING ROOM, AND BACK BEDROOM BEFORE THE START OF TENANCY.\*\***

Available in early August is this fine three bedroom detached family home close to Yate Shopping Centre. The property comprises hallway, lounge, dining room, kitchen, cloakroom/utility room, PVC double glazed conservatory, three bedrooms with fitted wardrobes, and family shower room. The property has a lovely south facing enclosed garden, garage and off-street parking for two vehicles. Other benefits include PVC double glazing and gas central heating. Council Tax Band D, Energy Rating C.

- Three Bedrooms
- Detached House
- Garage
- Popular Location
- Quiet Cul-De-Sac
- Energy Rating C

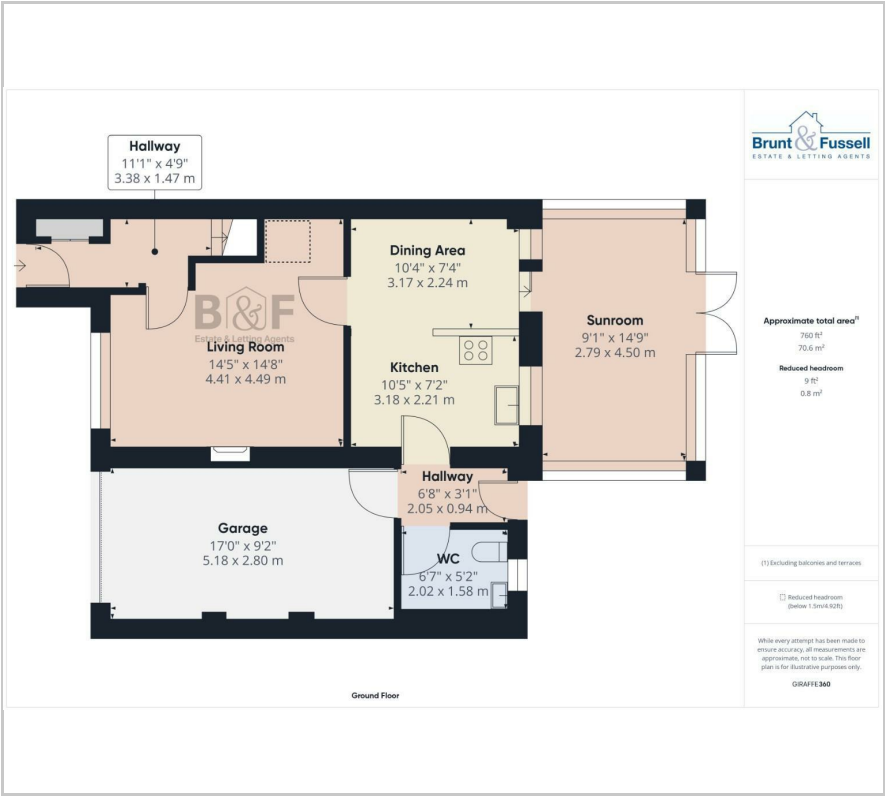
### Viewing

Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.





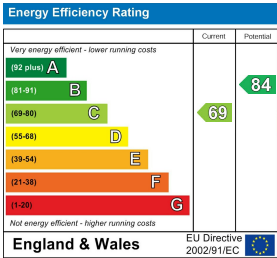
Floor Plan



Area Map



Energy Efficiency Graph



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