

4a Baytree RoadNorth Somerset, BS22 8HG

£1,200 PCM



ergy Efficiency Rating Jbilee Path 86 87 Google **England & Wales**

to affect your decision to buy, please contact us before viewing the property.

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT **OUR SALES TEAM**

01934 515153

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PROPERTY DESCRIPTION

Mayfair are delighted to offer this modern 2 double bed house in a guiet cul-de-sac in a desirable part of Milton with local amenities close by, great commuter links and allocated off street parking.

NO PHONE APPLICATIONS ACCEPTED, PLEASE APPLY THROUGH THE WEBSITE VIA EMAIL AGENT.

The property comprises of modern fitted open plan kitchen / living area. the kitchen comes fully integrated with oven, hob and extractor, fridge / freezer, dishwasher and washer / dryer with a handy breakfast bar area. The lounge area has french doors leading to the pleasant rear garden and there is a downstairs cloakroom. Upstairs there are 2 double bedrooms and a contemporary family bathroom with rainfall shower over bath.

The property benefits from double glazing, gas central heating and solar panels with an EPC rating of B and council tax band B.

- Beautifully presented 2 bed house
- Downstairs cloakroom
- Contemporary bathroom with rainfall shower over bath
- Solar panels with EPC rating B
- Open plan lounge / kitchen with fully integrated applainces
- Two double bedrooms
- Allocated off street parking
- Council tax band B

Deposit: £1,384 Furnishing: Unfurnished

Local Authority

North Somerset Council Council Tax Band: B

Tenure:

EPC Rating: B



1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee: Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT





