

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drailed down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit!

Don't forget to register and stay ahead of the crowd.

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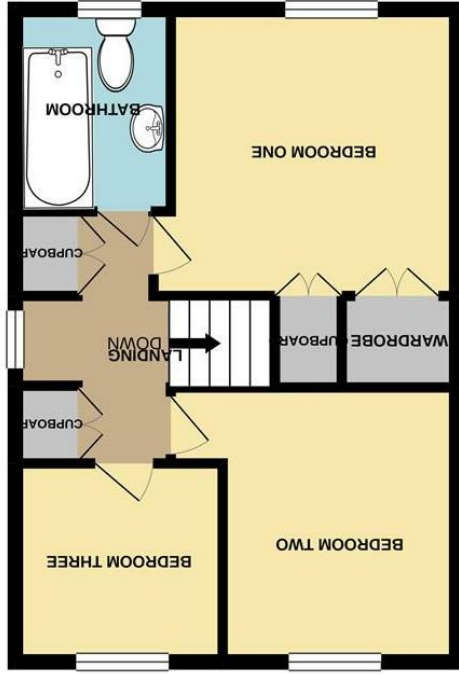
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Get in touch to arrange a viewing!

Like what you see?



TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.



6 Belfry, Warmley, Bristol, Gloucestershire, BS30 8GG

£1,400 PCM





Council Tax Band: C | Property Tenure:

3 BEDROOM DETACHED FAMILY HOME!! CUL-DE-SAC LOCATION!! DRIVEWAY PARKING FOR 2 CARS!! KITCHEN WITH WHITE GOODS INCLUDED!! SPACIOUS LOUNGE WITH PATIO DOORS TO REAR GARDEN!! DINING ROOM!! ENCLOSED REAR GARDEN!! OFFERED UNFURNISHED!! AVAILABLE NOW!! Blue Sky are delighted to offer for rent this 3 bedroom detached family home on the cul-de-sac location of Belfry in Warmley. The property is within walking distance to local schools, amenities and provides easy access to the A4174 Ring Road to Bristol & Bath. The accommodation comprises; entrance hallway, spacious lounge with patio doors to the rear garden, cloakroom, kitchen with integrated electric oven & free-standing white goods included and dining room on the ground floor. To the first floor you can find 2 double bedrooms, a single bedroom and 3 piece white bathroom suite. Externally the property boasts driveway parking for 2 cars and an enclosed rear garden. This property is sure to prove popular so book ASAP! Offered unfurnished and available early June! Ideally suited to a couple or family! Not suitable for students, pets, sharers or smokers. AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



Hallway
6'02" x 3'10" (1.88m x 1.17m)

Lounge
14'0" narrows to 10'11" x 16'08" narrows to 7'07" (4.27m narrows to 3.33m x 5.08m narrows to 2.31m)
Gas fireplace with surround, storage cupboard downstairs.

Cloakroom
3'00" x 5'02" (0.91m x 1.57m)
W.C., wash hand basin.

Kitchen
12'11" x 8'07" (3.94m x 2.62m)
Integrated electric oven, gas hob with extractor hood above, free standing fridge/freezer, washing machine and dishwasher, gas combi boiler.

Dining Room
15'07" x 7'01" (4.75m x 2.16m)

Landing
8'11" x 4'08" (2.72m x 1.42m)
Two storage cupboards.

Bedroom One
9'10" x 10'04" (3.00m x 3.15m)
Built in wardrobe, storage cupboard.

Bedroom Two
11'00" x 9'01" (3.35m x 2.77m)

Bedroom Three
8'01" x 7'04" (2.46m x 2.24m)

Bathroom
6'10" x 5'11" (2.08m x 1.80m)
Bath with shower above, wash hand basin, W.C.

Front
Driveway parking for two cars.

Rear Garden
Shed with electric.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	84
(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	

