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The Important Bit!

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.

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GROUND FLOOR



1a Tower Road South, Warmley, Bristol, BS30 8BJ

£1,600 PCM



Council Tax Band: C | Property Tenure:

Blue Sky Property are delighted to offer for rent this 3 bedroom detached bungalow located on Tower Road South in Warmley. This property has off street parking for 3 cars, 2 ensuites, 1 bathroom and 2 reception rooms so you won't want to miss seeing all that it has to offer. The accommodation comprises; modern kitchen/breakfast room with integral appliances, spacious lounge/diner, conservatory, study/play room, 2 double bedrooms with en-suites, a further bedroom and family bathroom. Externally the property boasts front, side & rear gardens and driveway parking for 3 cars. Further benefits include gas central heating, uPVC double glazing and excellent transport links to the A4174 Ring Road to Bristol & Bath. Ideally suited to a professional couple or family!! Landlord will consider 1 pet in the property!! Not suitable for students, sharers or smokers!! AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



Kitchen/Breakfast Room

14'9" x 13'10" (4.50 x 4.22 (4.49 x 4.21))
Includes the following integral appliances; electric oven with hob and extractor hood above, fridge/freezer and dishwasher.

Inner Hallway

7'11" x 9'11" max (2.41 x 3.02 max)

Lounge/Diner

24'3" x 12'0" max (7.39 x 3.66 max)

Conservatory

13'3" x 9'9" (4.04 x 2.97)

Study/Play Area

14'8" x 7'3" (4.47 x 2.21)

Bedroom 1

13'2" x 10'0" (4.01m x 3.05m)

Ensuite to Bedroom 1

8'7" x 3'5" (2.62 x 1.04)
Shower cubicle, pedestal wash hand basin WC, heated towel rail.

Bedroom 2

10'6" x 9'11" (3.20 x 3.02)
Recessed wardrobe and recessed airing cupboard housing hot water tank.

Ensuite to Bedroom 2

4'6" x 7'1" (1.37 x 2.16)
Shower cubicle, pedestal wash hand basin, WC.

Bedroom 3

10'2" x 8'10" (3.10 x 2.69)

Bathroom

6'5" x 5'5" (1.96 x 1.65)
Pedestal wash hand basin, bath with shower over, WC.

Parking

Driveway parking to the front for 3 cars.

Gardens

Front, side and rear garden areas.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 95 |
| (81-91) B | | 90 | |
| (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 | |

