

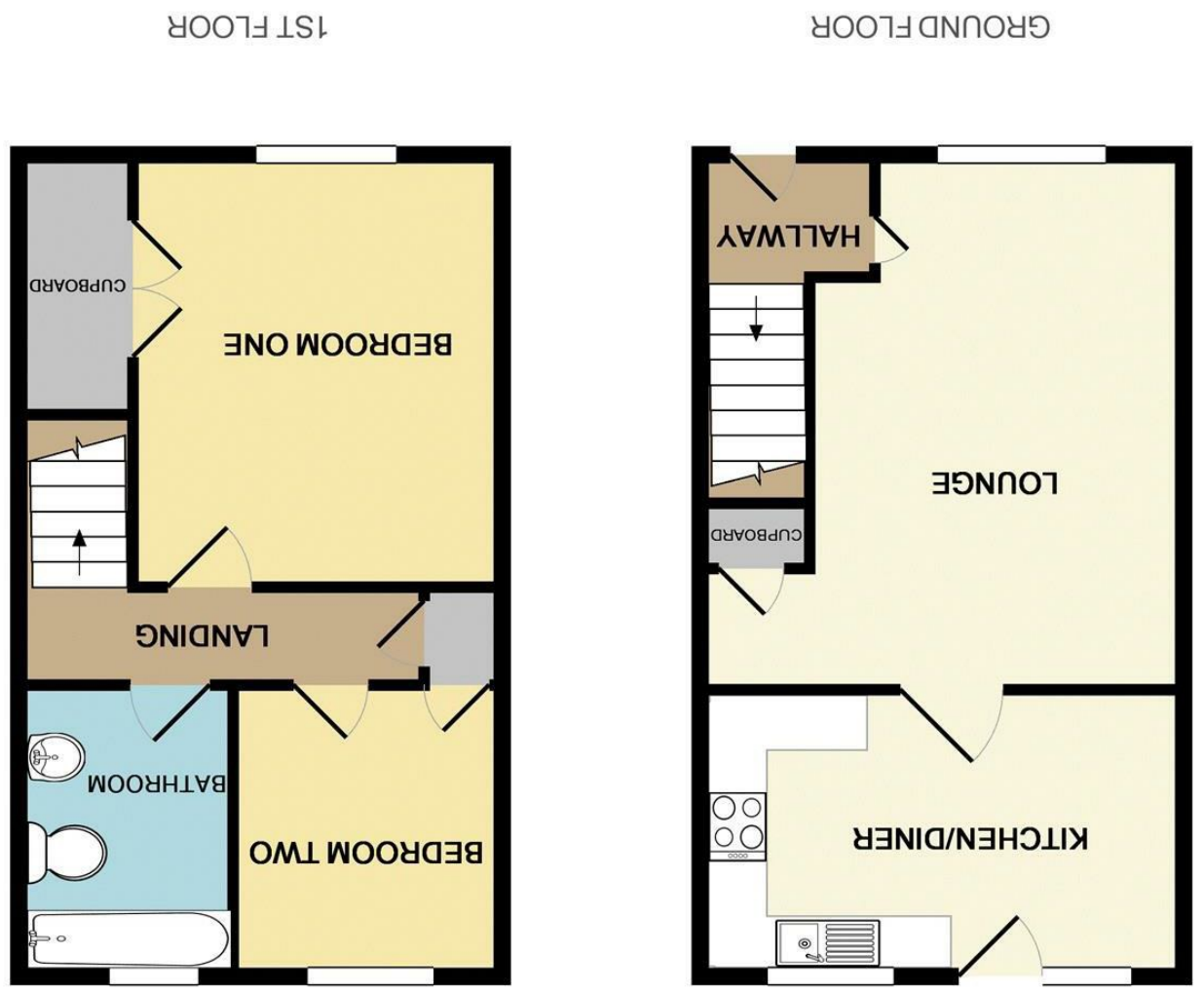
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and 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/drainaged 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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**5 Pippin Court, Barrs Court, Bristol, South Gloucestershire, BS30 7AY**  
**£1,300 PCM**





Council Tax Band: B | Property Tenure:

FANTASTIC PROPERTY LOCATED IN THE EVER POPULAR BARRS COURT AREA!! Be sure to view this amazing property as it will definitely be snapped up quickly!! With easy access to the Bristol Ring Road and local amenities including Gallagher Retail Outlet, Aspects Leisure Park, not to mention local schools, this property certainly has plenty to offer. The accommodation comprises; entrance hallway, spacious lounge and a modern fitted kitchen/diner with electric oven, hob and extractor fan on the ground floor. To the first floor there are two bedrooms and a modern family bathroom with a shower over the bath. Externally the property boasts an enclosed private rear garden and a single garage with one parking space in front of the garage. Further benefits include gas central heating & double glazing. Offered unfurnished and available 19th July 2024. Ideally suited to a single person, couple or small family!! Not suitable for students, sharers, pets or smokers!! ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



**Hallway**

**Lounge**  
14'11" narrows to 5'1" x 13'6" narrows to 10'5" (4.57m narrows to 1.57m x 4.14m narrows to 3.20)  
Storage cupboard.

**Kitchen/Diner**  
8'0" x 13'7" (2.44m x 4.14m)  
Includes integrated electric oven & hob with extractor hood above.

**Landing**  
Storage cupboard.

**Bedroom One**  
12'2" x 10'5" (3.71m x 3.18m)  
Built in wardrobe.

**Bedroom Two**  
8'2" x 7'8" (2.49m x 2.34m)  
Storage cupboard.

**Bathroom**  
8'1" x 5'5" (2.46m x 1.65m)  
Includes bath with shower above, wash hand basin and W.C.

**Rear Garden**  
**Garage & Parking**  
One parking space in front of the garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

