

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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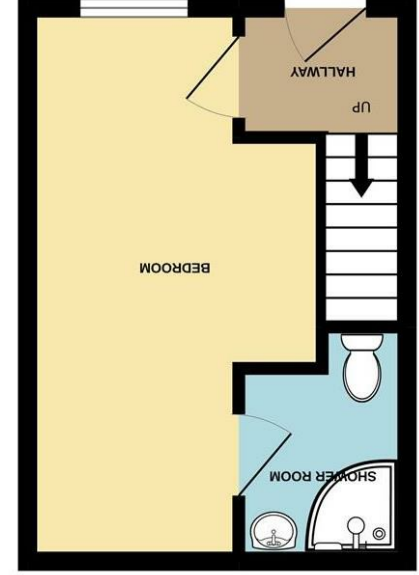
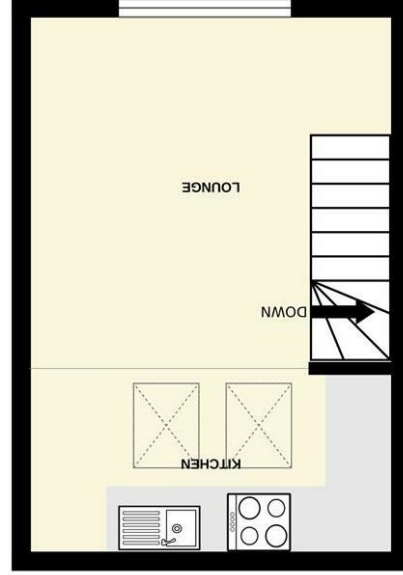
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Get in touch to arrange a viewing!

Like what you see?



TOTAL FLOOR AREA: 395 sq.ft. (36.7 sq.m.) approx.
Made with Metropix ©2022



2 The Laneways Seymour Road, Staple Hill, Bristol, BS16 4TG

£950 PCM





Council Tax Band: A | Property Tenure:

Blue Sky are proud to offer for rent this beautiful 1 bedroom mid-terraced home located off of a quiet residential road, directly behind Staple Hill High Street with all its shops, cafes' and excellent transport links to Bristol City Centre & Bath. The accommodation comprises; entrance hallway, bedroom and shower room on the ground floor. To the first floor you will find the open plan lounge/kitchen with two Velux windows. Further benefits include gas central heating, uPVC double glazing and a bike/bin store. Available end of July 2024! Unfurnished! Ideally suited to a single person or couple!! Not suitable for students, sharers, smokers, pets or children!! ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



Hallway

4'05" x 6'03" narrows to 2'11"
(1.35m x 1.91m narrows to 0.89m)

Shared bike/bin store.

Bedroom

16'08" x 11'05" narrows to 9'07"
(5.08m x 3.48m narrows to 2.92m)

Shower Room

6'04" narrows to 5'00" x 5'08"
narrows to 2'07" (1.93m narrows to 1.52m x 1.73m narrows to 0.79m)

Consists of a walk in shower cubicle, wash hand basin and W.C.

Lounge/Kitchen

17'06" x 13'01 (5.33m x 3.99m)
The kitchen space consists of an integrated electric oven with hob and extractor hood above.

Bike/Bin Store



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

