

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!

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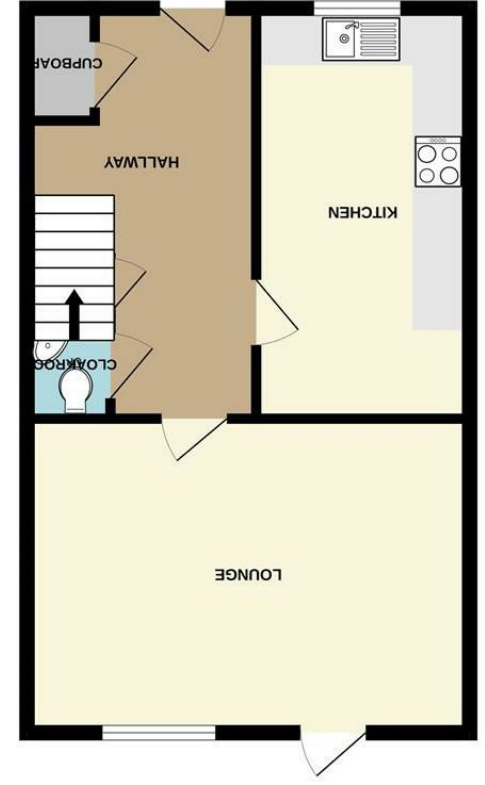
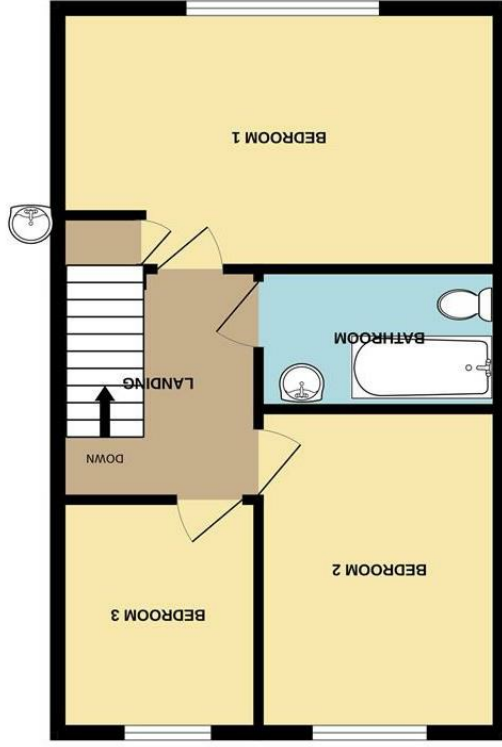
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Get in touch to arrange a viewing!

Like what you see?



TOTAL FLOOR AREA: 935 sq.ft. (86.9 sq.m.) approx.
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14 Derrick Road, Kingswood, Bristol, BS15 8DS

£1,500 PCM



Council Tax Band: B | Property Tenure:

Blue Sky are pleased to offer for rent this three bedroom unfurnished semi detached property on Derrick Road in Kingswood which is ideally located to local amenities on Kingswood High Street with its abundance of shops and supermarkets and offers easy access to the A4174 Ring Road to Bristol & Bath. The accommodation comprises; entrance hallway with plenty of storage, spacious lounge, large modern kitchen/diner and cloakroom on the ground floor. To the first floor you will find two double bedrooms and a single bedroom and a three piece white modern bathroom suite. Outside is tandem parking for two cars and an enclosed south facing rear garden with shed! The landlord has maintained this property to a high standard throughout and should be top of your viewing list!!

Ideally suited to a family or couple!! Not suitable for students, sharers, smokers or pets!! Available 5th August 2024
AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



Hallway

6'0" x 16'6" (1.83 x 5.04)
Storage cupboards - one with washing machine

Kitchen / Diner

15'8" x 7'4" (4.78 x 2.24)
Comprising of oven, hob, fridge/freezer, dishwasher and tumble dryer

Lounge

13'9" x 11'10" (4.21 x 3.61)
Door to garden

Cloakroom

4'0" x 2'7" (1.23 x 0.8)
Comprising of WC and wash hand basin

Landing

8'6" x 6'3" (2.6 x 1.91)

Bedroom One

13'9" x 10'3" (4.2 x 3.13)
Including wardrobes and storage cupboard

Bedroom Two

12'2" x 8'6" (3.73 x 2.61)

Bedroom Three

8'11" x 4'11" (2.72 x 1.50)

Bathroom

9'2" x 4'10" (2.8 x 1.49)
Comprising of 3 piece white suite WC, wash hand basin and bath with shower over

Garden & Parking

Two tandem parking spaces to front



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

