

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.

The Important Bit!

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

www.bluesky-property.co.uk

See all of our amazing properties and get lots of help at!

28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



Made with Metropix ©2015



Flat 3, 3 Tan House Clayton Street, Easton, Bristol, BS5 0EW

£1,200 PCM



Council Tax Band: A | Property Tenure:

Superb 2 double bedroom apartment over two floors tucked away near the end of a quiet cul-de-sac in the ever popular location of Clayton Street in Easton. Located close to local shops, bus routes and the Bristol to Bath cycle track. The accommodation comprises: entrance hall with stairs to first floor landing, bedroom 2 and spacious lounge/diner off which lies the kitchen with integrated electric oven and hob, also includes a freestanding fridge/freezer and washing machine. Upstairs you will find bedroom 1 and the bathroom with shower over the bath. The property is offered unfurnished and is available start of November!! Ideally suited to a professional couple. Will consider sharers. No pets, students or smokers. AWARD WINING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



Hall

2'6" x 14'6" (0.76 x 4.42)

Lounge / Kitchen

14'6" x 17'1" (4.42 x 5.21)

Including electric integrated oven and hob with extractor over, freestanding fridge/freezer and freestanding washing machine

Bedroom Two

8'8" x 11'2" (2.64 x 3.40)

Landing

Bedroom One

11'5" x 22'4" (3.48 x 6.81)

Restricted height

Bathroom

5'7" x 9'6" (1.70 x 2.90)

3 piece bathroom suite with WC, wash hand basin, bath with shower over.

Communal Courtyard



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

