

SALES • LETTINGS • MANAGEMENT

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Get in touch to arrange a viewing!

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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/drainage 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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Flat 2 80-82 Station Road, Yate, Bristol, BS37 4PH

£650 PCM





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Council Tax Band: A | Property Tenure:

**FABULOUS, MODERN STUDIO WITH PARKING!!** This gorgeous studio apartment is sure to be a hit with any single applicant out there! Perfectly placed behind a quiet office, this property is conveniently located on Station Road in Yate making it perfectly placed for a host of local shops, bars and amenities but also ideal for those commuting along the M5/M4/M32 motorway network as this property also comes with OFF STREET PARKING! Other benefits include; Modern high gloss kitchen, lounge/bedroom, double shower room. Other Benefits include : uPVC double glazing throughout, newly decorated and efficient electric heating. Available NOW!!. Not suitable for students, pets, children or smokers. AWARD WINNING LETTING AGENT.



- Kitchen**

Integrated electric oven & ceramic hob

Fridge / freezer and washing machine will be gifted
- Living Room**

10'8" x 8'6" (3.25 x 2.59)
- Shower Room**

3'0" x 9'5" (0.91 x 2.87)

Double Shower, WC and Basin in white
- Parking**

Parking for 1 car to the rear.




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	61
(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







The Property Ombudsman

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