





SALES • LETTINGS • MANAGEMENT

Like what you see?

Get in touch to arrange a viewing!

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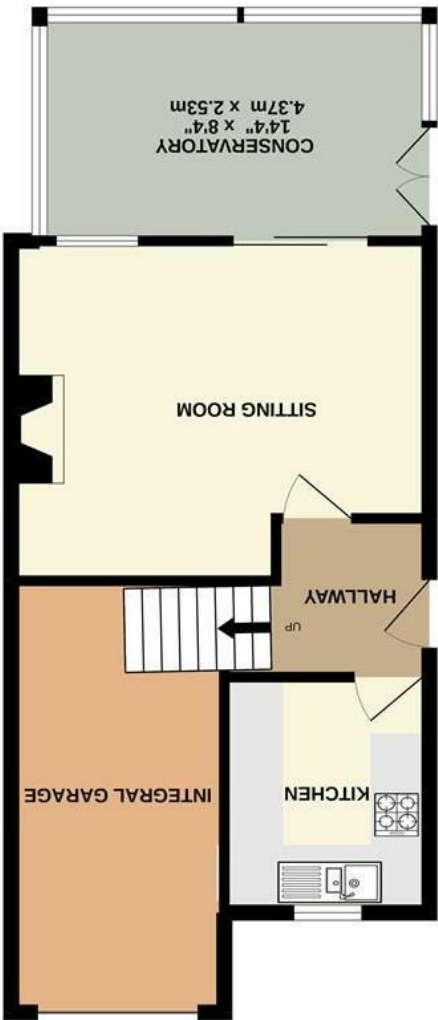
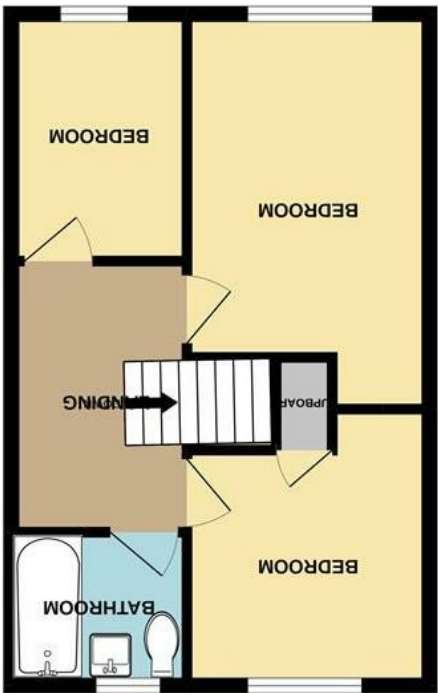
See all of our amazing properties and get lots of help at!

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

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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10 Glanville Gardens, Bristol, BS15 9WS

£1,400 PCM



Council Tax Band: C | Property Tenure:

FAMILY HOME!!! GARAGE!! THREE BEDROOMS!! Located in a quiet cul-de-sac we can offer this lovely three bedroom semi detached house which is perfect for young families. This perfect property is located in Kingswood and is close to local schools, playing fields and high streets with all their local amenities. The property comprises of entrance, well sized lounge with french doors to an light and airy conservatory which has double doors to the rear garden, kitchen to the ground floor with free standing oven. Upstairs you will find three bedrooms (two doubles) and an modern bathroom with shower over bath. Further benefits include gas central heating, double glazing, off street parking and garage!! Offered unfurnished and available NOW!! Ideally suited to a family or couple!! Not suitable for sharers. students, smokers or pets!!

Council Tax Band C
Holding Deposit 1 week : £323.08
Dilapidations Deposit 5 weeks : £1615.40

AWARD WINNING LETTINGS AGENT.



Entrance Hall

Kitchen
8'10 x 7'10 (2.69m x 2.39m)
Includes freestanding oven with gas hob.

Gifted to tenants - washing machine and fridge/freezer

Lounge
12 x 16'4 (3.66m x 4.98m)
Gas fire

Conservatory
8'9 x 14'2 (2.67m x 4.32m)

Landing

Bedroom 1
13'5 x 9'6 (4.09m x 2.90m)

Bedroom 2
10'5 x 9'5 (3.18m x 2.87m)

Bedroom 3
9'1 x 6'6 (2.77m x 1.98m)

Bathroom
Comprising of WC, wash hand basin and basin with double shower over

Garage

Rear Garden



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	

