





SALES • LETTINGS • MANAGEMENT

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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.

TOTAL FLOOR AREA - 474 sq.ft. (44.1 sq.m.) approx.  
 Made with Mapbox ©2024



GROUND FLOOR  
 474 sq.ft. (44.1 sq.m.) approx.





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GFF - 40 Vicarage Road, Easton, Bristol, BS5 9AF

£1,400 PCM





Council Tax Band: A | Property Tenure:

**TWO BEDROOM PERIOD PROPERTY ON THE REDFIELD / EASTON BORDERS!**  
This delightful flat boasts open plan kitchen / lounge area, 1 double bedroom with bay window and 1 single bedroom / Study, and a stylish bathroom. The modern kitchen is finished to a high standard with integrated fridge / freezer. The benefits of this property is a south facing low maintenance garden and shared use of the garage space, providing you with ample storage, gas central heating, low council tax band A and double glazing and solar panels for reduced heating bills. Located on the Redfield / Easton borders, this property offers a perfect blend of tranquillity and urban living. With easy access to Bristol city centre, local amenities, schools, and parks, you'll have everything you need right at your fingertips. This property must be viewed to fully appreciate all it has to offer. Offered unfurnished and available 15th August 2025. Not suitable for smokers, sharers, students or pets.

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

AWARD WINNING LETTINGS AGENT.



**Hallway**  
12'2" max x 6'2" (3.71 max x 1.89)  
With large storage cupboard

**Kitchen / Lounge Area**  
19'6" max x 11'2" (5.96 max x 3.42)  
Including electric oven, gas hob, extractor fan and integrated fridge freezer

**Bedroom One**  
12'9" max x 10'10" (3.89 max x 3.32)  
Bay window

**Bedroom Two / Study**  
10'4" x 4'4" (3.15 x 1.33)

**Bathroom**  
6'3" x 5'4" (1.91 x 1.65)  
White bathroom suite comprising of WC, wash hand basin, bath with shower over

**Garden**  
**Garage**  
Shared use of garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

