

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!

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

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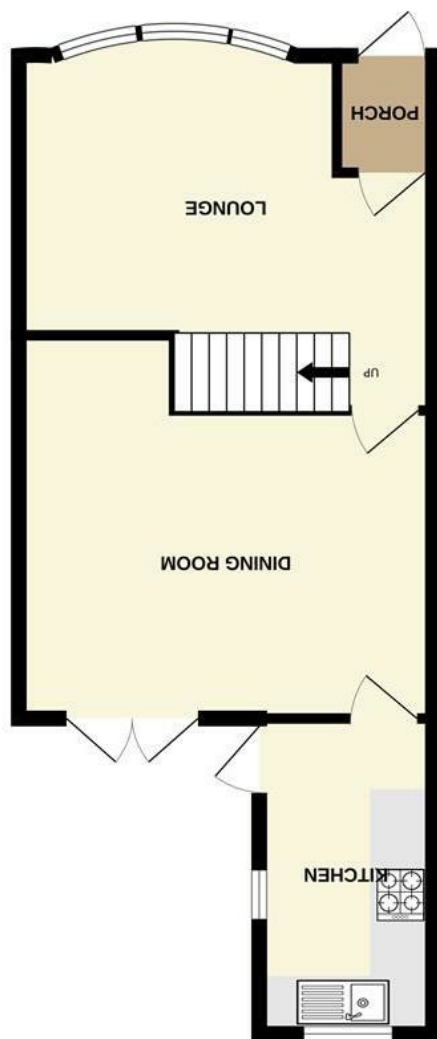
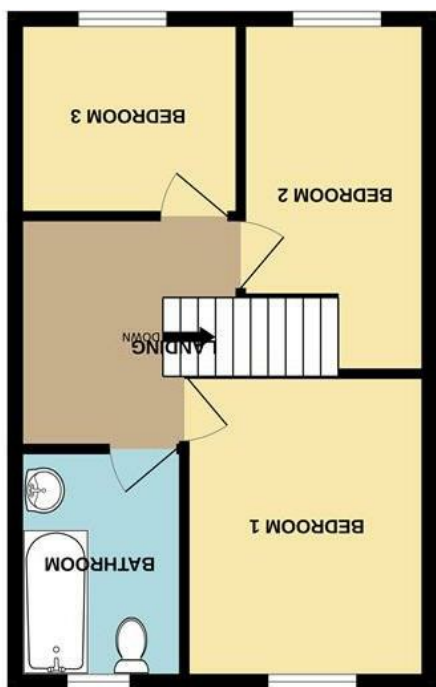
Get in touch to arrange a viewing!

Like what you see?



TOTAL FLOOR AREA: 852 sq.ft. (79.1 sq.m.) approx.

Made with Hoxtek 62026



61 Church Road, Kingswood, Bristol, BS15 4BD

£1,650 PCM





Council Tax Band: B | Property Tenure:

THREE BEDROOM SEMI DETACHED PROPERTY!! NEWLY REFURBISHED!! Blue Sky are delighted to offer for rental this fantastic three bedroom home located on Church Road in Kingswood. The property has been refurbished to a high level and is located close to local amenities, Southey Park and Kingswood High Street. The accommodation comprises: ground floor - entrance porch, bright and airy lounge, large dining room, kitchen with gas hob and electric oven. On the first floor you will find two double bedrooms, single bedroom and a modern bathroom. Externally the property boasts a rear garden and shed (GARAGE NOT INCLUDED) Further benefits : Gas central heating and double glazing. Offered to the market on a unfurnished basis and available NOW!!. Not suitable for smokers, students or sharers. Ideal home for a family.

Council Tax Band: B
 Holding Deposit: £392.31
 Dilapidations Deposit: £1961.54

AWARD WINNING LETTING AGENT



Porch
 4'5 x 3'6 (1.35m x 1.07m)

Lounge
 15'5 x 12'1 max (4.70m x 3.68m max)

Dining Room
 15'0 x 15'6 max (4.57m x 4.72m max)
 French Doors to garden

Kitchen
 11'6 x 6'6 (3.51m x 1.98m)
 Includes gas hob and electric oven.
 Door to garden

Bedroom One
 11'5 x 9'2 (3.48m x 2.79m)

Bedroom Two
 15'2 x 7'1 max (4.62m x 2.16m max)

Bedroom Three
 8'6 x 7'2 (2.59m x 2.18m)

Bathroom
 8'3 x 5'11 (2.51m x 1.80m)
 Comprising of WC, wash hand basin and bath with shower over

Landing
 9'8 x 5'10 (2.95m x 1.78m)

Garden & Parking
 Parking in front of garage to rear (via lane) GARAGE NOT INCLUDED
 Shed included



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	

