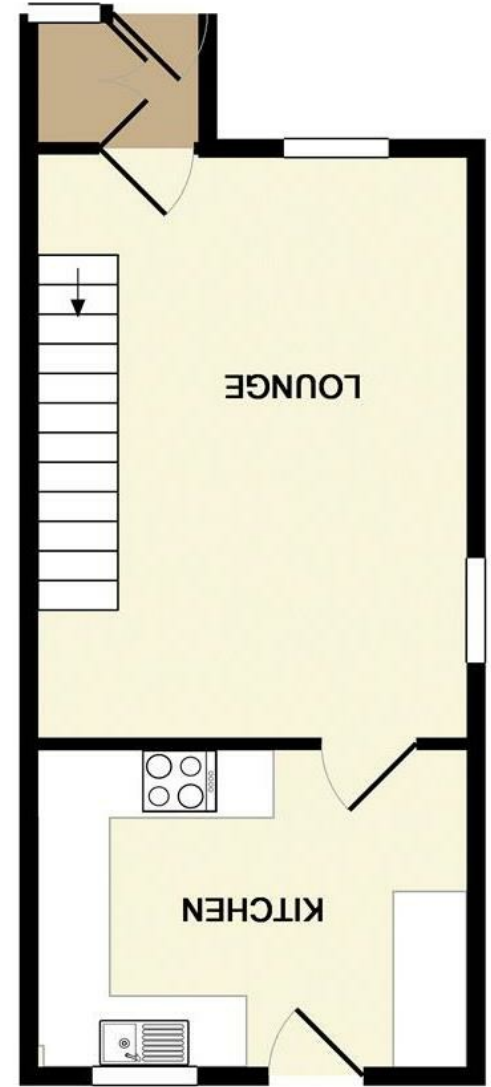
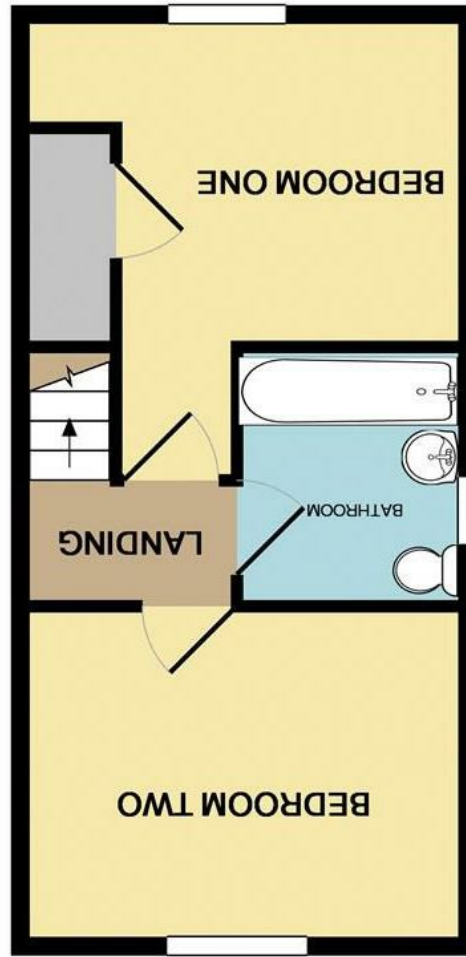


GROUND FLOOR



1ST FLOOR



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 in the 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](http://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](mailto:info@bluesky-property.co.uk)

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



30 Brake Close, Bristol, BS15 9TW

£1,250 PCM





Council Tax Band: B | Property Tenure:

FANTASTIC TWO BEDROOM SEMI DETACHED PROPERTY WITH GARAGE !! WELL PRESENTED!! CUL-DE-SAC LOCATION!! LARGE REAR GARDEN !! UNFURNISHED!! This modern property is located close to local shops, and regular bus routes into Bristol and Bath. The property comprises; a lounge/diner, fitted kitchen with cooker, two double bedrooms, modern white bathroom suite with a shower over the bath and a large private garden with a decked area and side access. The property also benefits from gas central heating and double glazing. In addition, it has a garage and off street parking !! Offered unfurnished and Available Early June! Not suitable for smokers, sharers or students.

Council Tax Band: B  
 Holding Deposit 1 week : £288.46  
 Dilapidations Deposit 5 weeks : £1442.31

AWARD WINNING AGENT



**Porch/Hallway**

4'9" x 3'6" (1.45m x 1.07m)

**Lounge**

15'6" x 11'7" (4.72m x 3.53m)

**Kitchen**

11'6" x 7'8" (3.51m x 2.34m)

Electric oven and hob

**Landing**

**Bedroom One**

11'7" x 8'8" narrowing to 8'6"  
 (3.53m x 2.64m narrowing to 2.59m)

**Bedroom Two**

11'7" x 8'10" (3.53m x 2.69m)

**Bathroom**

**Garden**

**Garage**

Driveway parking for 2 cars and a garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		71	
(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	

