

Great Hayles Road, Bristol, BS14 0RY

£1,400



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Council Tax Band: B

We are pleased to bring this three bedroom terraced home to the market. the accommodation consists of, to the ground floor, a front porch, hall, lounge, kitchen/ diner and utility area. Upstairs there are three bedrooms, two of which are doubles, and a well appointed family bathroom. The house has been freshly decorated with new carpets and a new cooker. There is off street parking at the front and the rear of the property.

An income of £42,000 pa is required for this property.  
Full referencing and ID checks will apply.

Sorry No Sharers, No Smokers.

The property is subject to band B council tax.

Rent £1400 pcm  
Deposit £1615  
Holding deposit £320

## Porch

uPVC double glazed front door. Tile floor.

## Hall

uPVC double glazed door. Under stairs storage cupboard. Radiator.

## Lounge

15'2" x 11'0" (4.63 x 3.37)

uPVC double glazed windows. Laminate floor. TV Point. Radiator. Feature fireplace.

## Kitchen/Diner

17'7" x 10'7" (5.37 x 3.25)

Wall and floor mounted storage. Stainless steel sink and drainer. NEW Electric cooker. uPVC double glazed windows. uPVC double glazed French doors to rear garden. uPVC double glazed door to utility area. Fridge/ freezer. Tile floor. Radiator.

## Bedroom 1

13'7" x 8'8" (4.16 x 2.66)

To the front of the property. uPVC double glazed windows. Radiator. Mirror fronted wardrobes. New carpet.

## Bedroom 2

10'8" x 8'3" (3.26 x 2.53)

uPVC double glazed windows. Radiator. Laminate flooring.

## Bedroom 3

8'6" x 7'6" (2.61 x 2.31)

uPVC double glazed windows. New carpet. Radiator.

## Bathroom

6'2" x 9'5" (1.88 x 2.88)

Panel Bath. Shower cubicle. Low level WC. Basin on pedestal. Tile walls. Frosted uPVC double glazed windows. Radiator.

## Garage

up and over door for vehicle access. Rear door into garden. Off street parking next to garage.

## Rear Garden

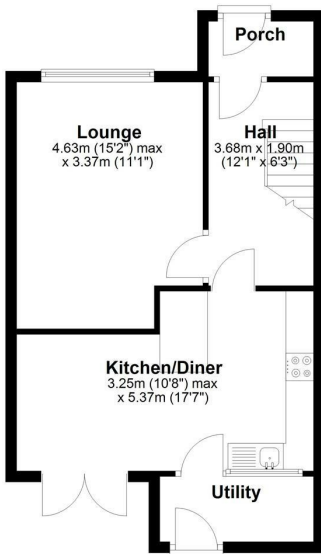
Low maintenance garden with Patio and artificial grass. Rear gate.



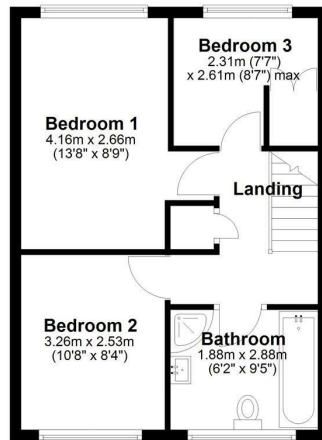




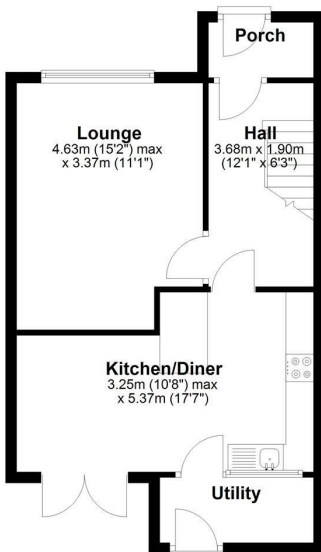
Ground Floor



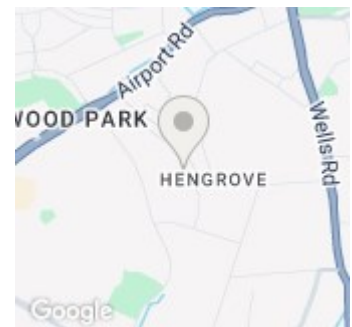
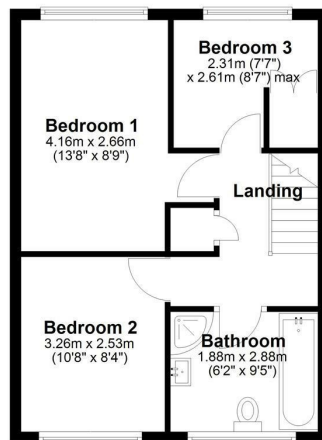
First Floor



Ground Floor



First Floor



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>		75
(55-68) <b>D</b>	63	
(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	