

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/drainaged, 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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info@bluesky-property.co.uk

T: 0117 9328165

Get in touch to arrange a viewing!

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1ST FLOOR



GROUND FLOOR



9 St Pierre Drive, Warmley, Bristol, BS30 8GT

£1,100 PCM





Council Tax Band: B | Property Tenure:

WONDERFULLY PRESENTED END TERRACE 1 BEDROOM HOUSE!!! Nestled at the end of a quiet, leafy cul-de-sac is this 1 double bedroom end terrace house. Accommodation comprises: Lounge/diner, kitchen with pantry and cooker, upstairs there is a nice size double bedroom with built in storage and a modern bathroom with shower over the bath. Outside there is 1 allocated parking space and at the rear of the property is a fully enclosed, decked garden that gets a nice amount of sun throughout the day. Other benefits include: uPVC double Glazing, Worcester Combi-Boiler and low council tax band B. Offered unfurnished and AVAILABLE NOW!!! Not suitable for children, Students or smokers.

Council Tax Band: B
 Holding Deposit 1 week : £253.85
 Dilapidations Deposit 5 weeks : £1269.23

AWARD WINNING LETTING AGENT.



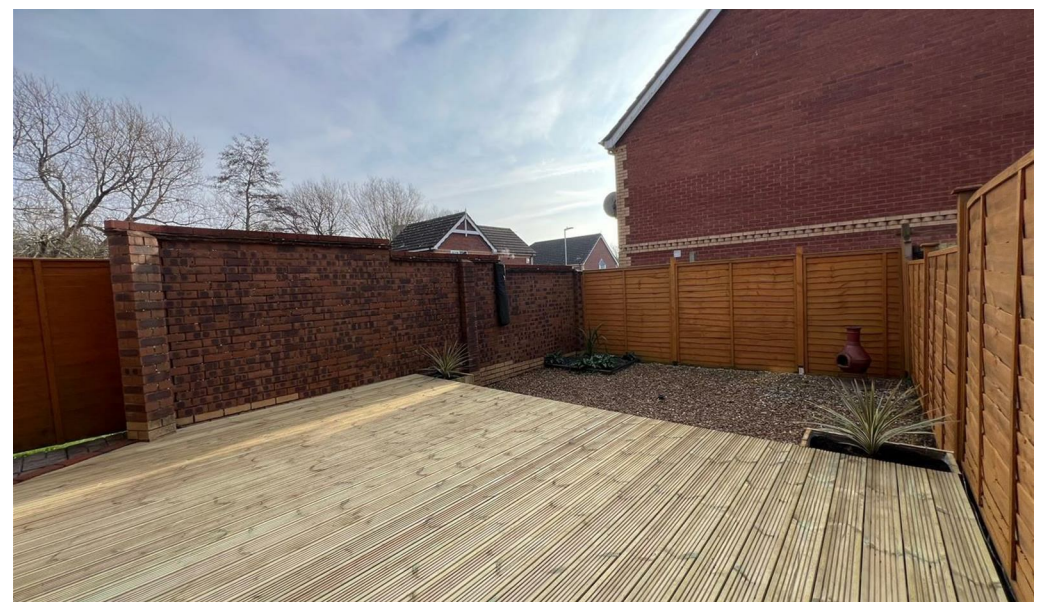
Lounge
 13'0" x 10'3" (3.96 x 3.12)

Kitchen
 9'5" increasing to 13'0" x 5'5"
 (2.87 increasing to 3.96 x 1.65)
 Including free standing electric cooker

Bedroom
 11' 0" increasing to 13'0 x 9' 3"
 (3.35m 0.00m' increasing to 3.96m x 2.74m 0.91m')
 With airing cupboard and wardrobe

Bathroom
 6'1" x 6'6" (1.85 x 1.98)
 Comprising of a 3 piece white suite with WC, wash hand basin and bath with electric shower

Parking
 Allocated Parking Space



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		72	
(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	

