

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 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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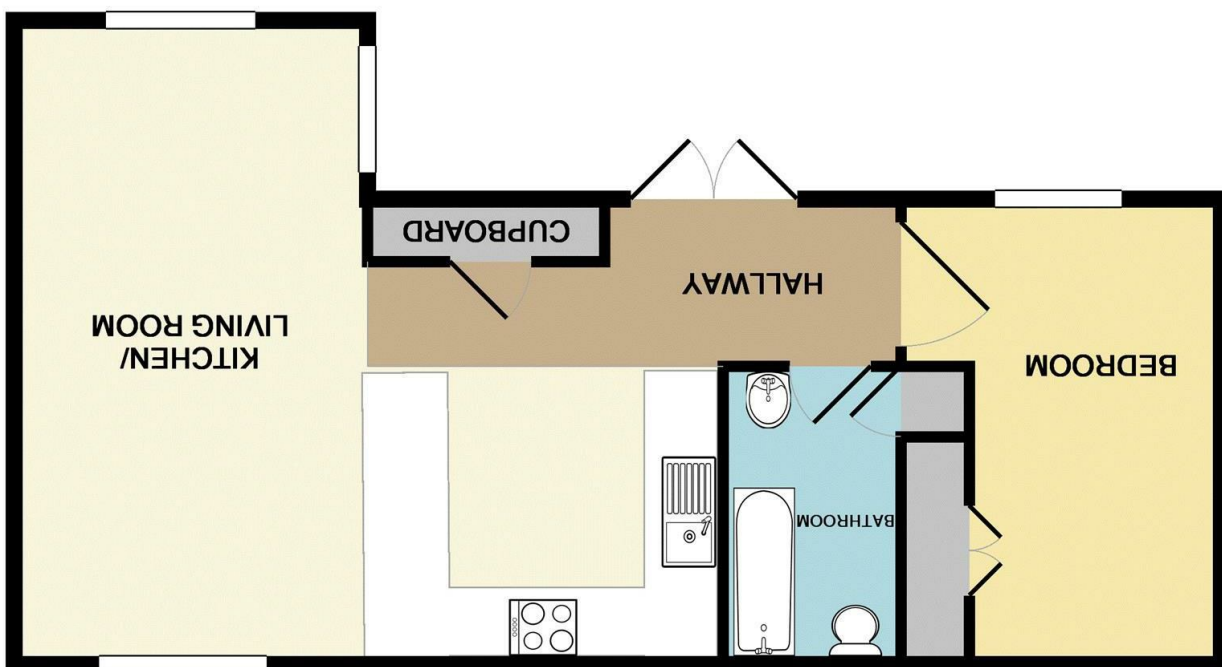
T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



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54b Bath Road, Longwell Green, Bristol, Gloucestershire, BS30 9DG

£1,050 PCM





Council Tax Band: A | Property Tenure:

A MUST SEE STUNNING PROPERTY LOCATED IN THE HEART OF LONGWELL GREEN VILLAGE!! We are delighted to offer this newly built semi-detached bungalow. This fantastic ultra modern property is located close to local shops, cinemas, a gym and regular bus routes into Bristol and Bath. It also has good links to the A4174 ring road and the M4/M5 motorways. The property comprises; a large double bedroom with fitted wardrobes containing large amounts of storage. There is also a huge open plan living space including a modern fitted kitchen with; composite work surfaces and a SMEG cooker. In addition, there is a cupboard with a large amount of storage space. The open plan area has plenty of room for sofas and a large dining table. In addition, there is a modern fitted white bathroom suite with a shower over the bath. The property also benefits from real wood flooring, double glazing and a BOSCH internet system that enables the gas central heating. Outside there is a small private garden and off street parking for one car!! Offered unfurnished and available NOW!! No children, smokers, students, or sharers!!

Offered Unfurnished. This property is not suitable for smokers, students, sharers or children.

Council Tax Band :A
 Holding Deposit 1 week : £242.31
 Dilapidations Deposit 5 weeks : £1,211.54

AWARD WINNING LETTINGS AGENT.



Kitchen/Living Room

18'4" leading to 11'10" leading to 4'8" x 20'2" le (5.608 leading to 3.620 leading to 1.437 x 6.149 le)
 SMEG Cooker

Bathroom

8'4" x 5'2" (2.565 x 1.579)

Bedroom

13'3" x 9'2" (4.053 x 2.807)



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	

