



Littledean, Yate, Bristol, BS37 8UQ

£1,500 per month

Offered Unfurnished

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Currently accessed from the rear of the home you're met with the rear garden, providing lawn and a patio to sit and relax. Enter the home and you'll find the kitchen/diner with a range of wall and base units, breakfast bar and somewhere for a dining table. The kitchen includes,

- Washing Machine
- Gas Hob
- Electric Double Oven
- Fridge Freezer

Two storage cupboards can be found in the entrance hall, with the lounge on the right hand side. This space provides a view over the front of the home with neutral décor and carpets. Head upstairs to the first floor to find the sumptuous bathroom with corner bath, fully tiled and vanity unit.

Bedrooms One & Two are double rooms, with the third bedroom measuring 8'6" x 7'6". Bedroom one includes a wardrobe & chest of drawers whilst the landing allows an airing cupboard alongside a home for the boiler. The home also includes a garage, with parking in front.

Council Tax Band : B

Holding Deposit : £346

Security Deposit : £1,730

- Unfurnished
- Three Bedrooms
- Gas Central Heating
- Garage
- BS37 Location
- Stylish Decor
- Front & Rear Gardens
- Beautiful Bathroom
- Available from 3rd August
- Offered Unfurnished



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.