



13 Clark Drive, Frenchay, Bristol, BS16 1HZ

£1,300 per month

Unfurnished

13 Clark Drive, Frenchay, Bristol, BS16 1HZ

PLEASE EMAIL WITH VIEWING REQUESTS. There is a short form we ask prospective applicants to fill out prior to booking a viewing. Thank you.

VIEWINGS

From Tuesday 19th November 2024.

AVAILABILITY

Available from MID DECEMBER 2024.

THE BUILDING

You enter the building from the right hand side of the development. The property has a private entrance on the ground floor.

THE PROPERTY

Well located close to the Motorway and ring road, this property has an entrance hall downstairs. Upstairs there is a large reception room, a recently updated kitchen and bathroom and two good sized bedrooms, both double rooms.

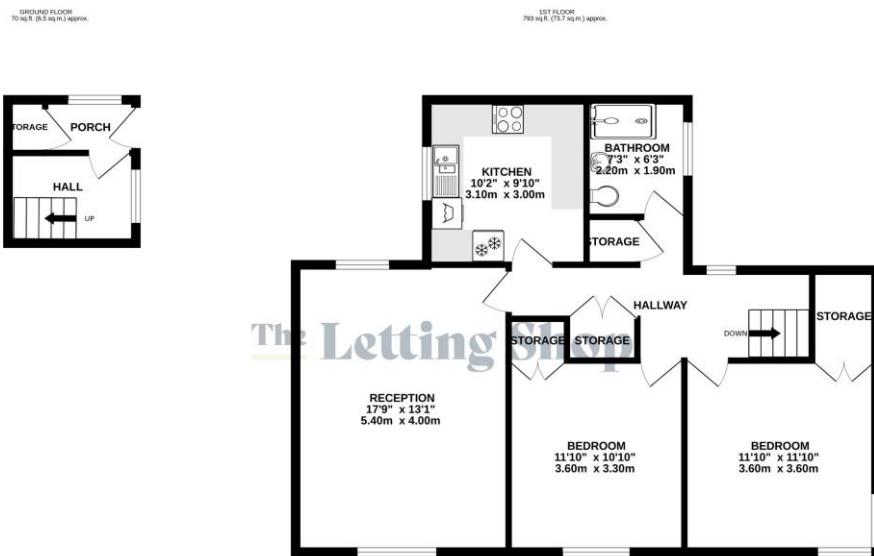
OUTSIDE

An enclosed rear garden is a nice addition.

PARKING

There is ONE ALLOCATED parking space for this property. Further on

- Unfurnished
-



TOTAL FLOOR AREA: 1465 sq ft (135.2 sq m) approx.
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 purchaser. The services and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The Letting Shop - Bristol

385 Two Mile Hill Road

Kingswood

Bristol

BS15 1AD

T: 0117 9610011

E: hello@lettingshop.com

www.lettingshop.com

United Lettings Limited - Company registration: 03714318 (England and Wales)
Registered Office: 385 Two Mile Hill Road, Kingswood, Bristol, BS15 1AD.

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.