

**The Letting Shop**



**Cadbury Gardens, Cadbury Heath Road, Bristol,  
BS30 8FH**

**£1,200 per month**

*Unfurnished*

# Cadbury Gardens, Cadbury Heath Road, Bristol, BS30 8FH

As you enter the home, you're invited upstairs to the apartment, you are welcomed by a modern kitchen, fitted with wall and base units, along with ample worktop space for practicality. The kitchen includes,

Gas Hob  
Elec Oven  
Integrated Fridge  
Integrated Freezer

The layout then flows through to a bright, spacious living area with windows that let in plenty of natural light, creating a comfortable space to relax or entertain.

The property offers two carpeted bedrooms, both finished with neutral décor, built in storage and windows that brighten up the rooms. There is also a family bathroom, neatly presented with neutral tiling throughout and fitted with a bath, overhead shower, toilet, and basin.

The home further benefits include a handy storage cupboard located at the end of the hallway, in addition to the built in storage cupboards in each of the bedrooms.

Outside space is offered via off street parking. Offered unfurnished and available from 1st May

Council Tax Band: B  
Holding Deposit: £276  
Security Deposit: £1384

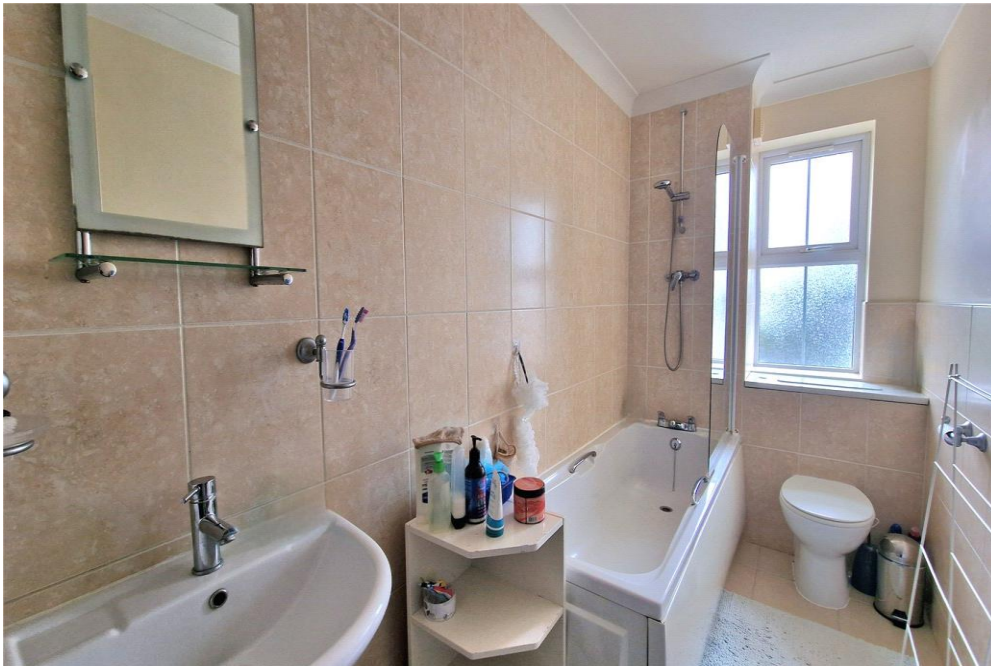
- Unfurnished
- Two Bedrooms
- BS30 Location
- Offered unfurnished
- Available from 1st May
- Gas Central Heating
- Built in storage
- Neutral decor
- Parking
- Positioned of 1st floor

First Floor



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 appropriate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrated 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## The Letting Shop - Bristol

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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.