



99Home Ltd.

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3 Bed Semi-Detached In Over Court Gardens , Patchway, Bristol, BS34 5UW
£1,600 Monthly





SHORT DESCRIPTION

Property Ref: 15797 Stunning 3 Bedroom Semi Detached Home with Garden in Patchway, BS34 This is an exceptional opportunity to secure a superior three bedroom semi detached house in the highly desirable Patchway BS34 area. Tailored for professional and families. Key Features Designed for Modern Family Life Guaranteed Parking: Includes a highly sought after GARAGE and additional OFF STREET PARKING. Contemporary Finish: Presented in immaculate, neutral condition. Offered UNFURNISHED to allow you to make it your own from day one. Two Bathrooms and WC: Complete convenience with a stylish Family Bathroom, and a private Ensuite to the master bedroom. Outdoor Space: Enjoy a private, low maintenance rear Garden with lawn areas perfect for children and summer entertaining. A Closer Look Inside 1.Open Plan Heart of the Home: The stunning, high spec Kitchen features grey high gloss units, integrated fridge and freezer and flows into a generous Dining Area, which opens via glass doors directly onto the garden. 2.Spacious Living: The bright, Living Room is perfect for relaxation and features contemporary panel detailing. 3.Accommodation: Three well-sized bedrooms, including the master suite with its own modern Ensuite shower room, and a second double with built in storage. 4.Work: Minutes away from the employment hubs of Rolls Royce, Airbus, and the MOD. 5.Connect: Direct, swift access to the M4 and M5 motorways and close to Bristol Parkway Train Station. 6.Shop and Play: Seconds from the area's premier destination, The Mall at Cribbs Causeway. This home perfectly balances stylish interiors with the essential practicality of a garage and fantastic location. Demand will be extremely high. Don't miss out. Viewings are highly recommended and can be arranged immediately. Property Type: Semi-detached Full Renting price: £1600.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: C EPC rating: B Measurement: 839.585 sq.ft. Outside Space: Enclosed Garden Parking: Allocated, Garage, Off street Heating Type:Double Glazing,Gas Central Heating -----

3

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	78 square metres

Rules on letting this property

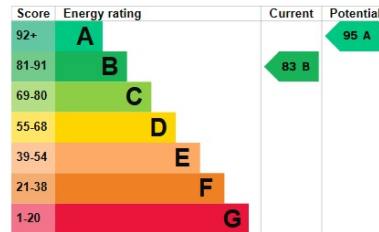
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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