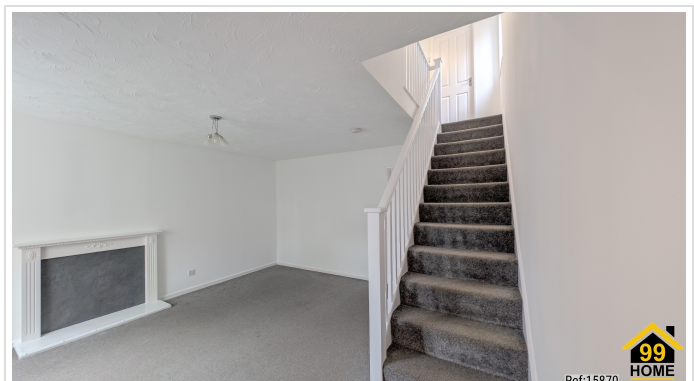


3 Bed Semi-Detached In Linden Drive Bristol, Bradley Stoke, Bristol, BS32 8DT

£1,500 Monthly



SHORT DESCRIPTION

Property Ref: 15870 This is a superbly presented three-bedroom semi-detached house located in the sought-after Bradley Stoke area of Bristol. The home boasts a contemporary finish throughout, featuring modern grey carpeting and fresh, neutral white decor, making it immediately ready for occupancy. The heart of the home is a stylish open-plan kitchen diner, fitted with white high-gloss units, a sleek grey tiled splashback, and modern laminate flooring. This space offers direct access to the private rear garden, perfect for dining and entertaining. Accommodation includes two spacious main bedrooms and a third smaller single room, complemented by a well-appointed family bathroom with an over-bath shower and a convenient downstairs cloakroom. Externally, the property benefits from a substantial garage and driveway parking. Its excellent location provides easy access to local schools, amenities, and major commuter routes M4 and M5 . Available on an unfurnished basis, this property is an ideal long-term family home. Property Type: Semi-detached Full Renting price: £1600.00 Pricing Options: Guide Price Tenure: 12 months Council tax band: C EPC rating: C Measurement:753.474 sq.ft. Outside Space: Rear Garden Parking: Allocated, Garage, Driveway, Off street Heating Type: Gas Central Heating, Double Glazing -----

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	End-terrace house
Total floor area	70 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

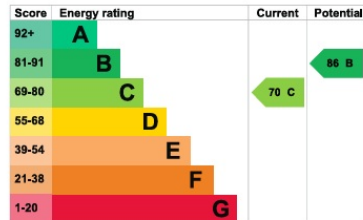
[See how to improve this property's energy efficiency.](#)

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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