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3 Bed Semi-Detached In Pear Tree Leaze Patchway, Bristol, BS34 5SY £1,800 Monthly



Ref:17441



SHORT DESCRIPTION

Property Ref: 17441 Well Presented Three Bedroom House in BS34 A well maintained and spacious three bedroom house situated in a highly sought after residential area of BS34. The property offers generous living accommodation, excellent parking, a garage and attractive front and rear gardens, making it an ideal home for families or professional tenants. Property Features • Three bedroom house • Two good sized double bedrooms • One single bedroom, ideal for a child, guest room or home office • Spacious open plan living and dining area with a modern fitted kitchen • Large and comfortable living space • Family bathroom with full size bath • En suite shower room to the main bedroom with shower cubicle • Convenient downstairs cloakroom with WC • Good internal storage space • Well maintained front and rear gardens with a variety of established flowers and plants • Rear patio area, ideal for outdoor dining and entertaining • Private driveway with parking for two cars • Additional parking space in front of the property, providing space for a third car • Garage • Practical and well planned layout across two floors Location The property is located in the popular BS34 area and is particularly well positioned for commuters. It offers convenient access to major employment and business locations including Aztec West, MOD Abbey Wood, Airbus and GKN. Cribbs Causeway is also close by, providing an excellent selection of shopping, restaurants, leisure facilities and everyday amenities. The area is well suited to families and professionals looking for a comfortable home with excellent access to employment centres and local amenities. Why This Property This attractive home offers a combination of space, comfort and practicality, with two double bedrooms, a further single bedroom, family bathroom, en suite shower room and downstairs WC. The spacious open plan living and kitchen area provides a welcoming heart to the home, while the gardens, patio, garage and generous off street parking add further appeal. The well maintained gardens, established plants and flowers provide a pleasant outdoor space to enjoy, while the driveway and additional parking make the property particularly convenient for households with multiple vehicles. Early viewing is highly recommended to appreciate the generous living space, excellent facilities and convenient location. Property Type: Semi-detached Full Renting price: £1800.00 Pricing Options: Fixed Price Council tax band: C EPC rating: B Measurement: 850.349 sq.ft. Outside Space: Rear Garden Parking: Driveway Heating Type: Gas Central Heating -----

3

Bed Room(s)

3

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	Semi-detached house
Total floor area	79 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.](#)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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