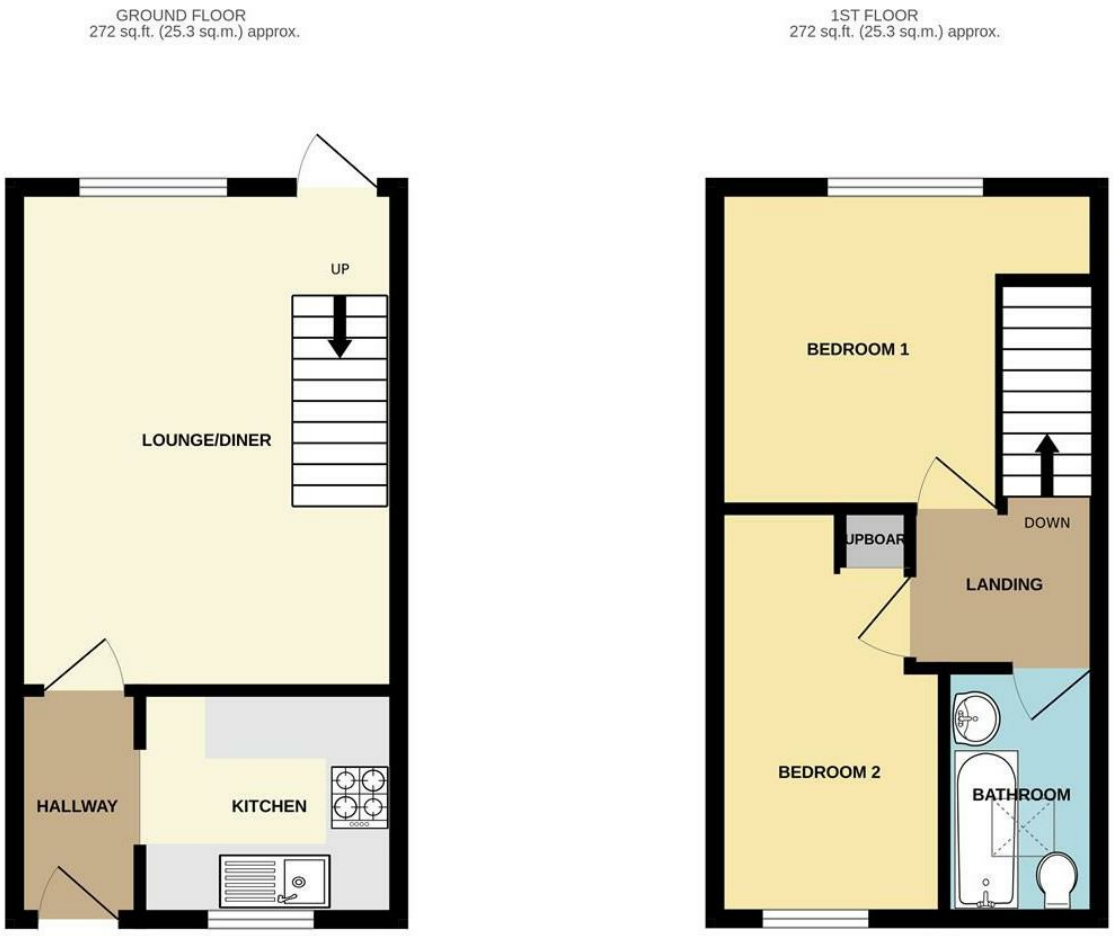
Blue Sky
SALES • LETTINGS • MANAGEMENT

31 Muirfield, Warmley, Bristol, BS30 8GQ

£1,400 PCM





TOTAL FLOOR AREA : 545 sq.ft. (50.6 sq.m.) approx.

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Like what you see?

Get in touch to arrange a viewing;

t: 0117 9328165

info@bluesky-property.co.uk

28 Ellacombe Road, Bristol, BS30 9BA

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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



2 1 1 C

Council Tax Band: B | Property Tenure:

TWO BEDROOM SEMI DETACHED HOUSE!! GARAGE!! POPULAR LOCATION!! REAR GARDEN!! AVAILABLE NOW!!
We are delighted to offer to let this fantastic two bedroom modern home located on the ever popular road of Muirfield in Warmley. The property offers easy access to ring road connections, local amenities in the area and also good access to local supermarkets, retail park and Aspects leisure centre.
The accommodation comprises: entrance hall, kitchen to front with modern units and the good size lounge/diner to rear offering access to the rear garden. On the first floor can be found two good size bedrooms and an modern bathroom with skylight window. Externally the property boasts a rear garden and Garage with parking to the front!! Not suitable for students or smokers.

Council Tax Band: B
Holding Deposit 1 week : £323.08
Dilapidations Deposit 5 weeks : £1615.38
AWARD WINNING LETTING AGENT.





Hallway

Lounge / Diner
15'8 x 11'10 (4.78m x 3.61m)

Kitchen
8'1 x 7's (2.46m x 2.13ms)
Includes electric oven and gas hob

Bedroom One
11'11 x 10'0 (3.63m x 3.05m)

Bedroom Two

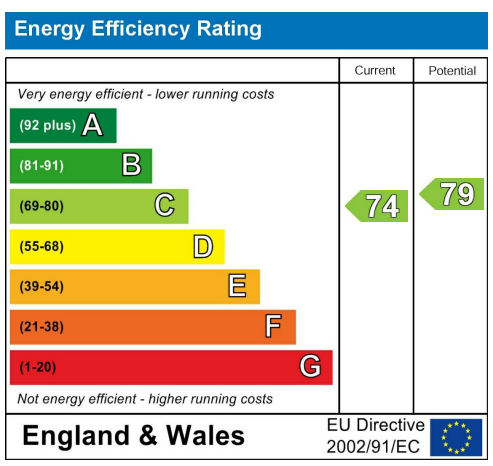
Bathroom
7'11 x 4'10 (2.41m x 1.47m)
Comprising of a WC, wash hand basin and bath with shower over

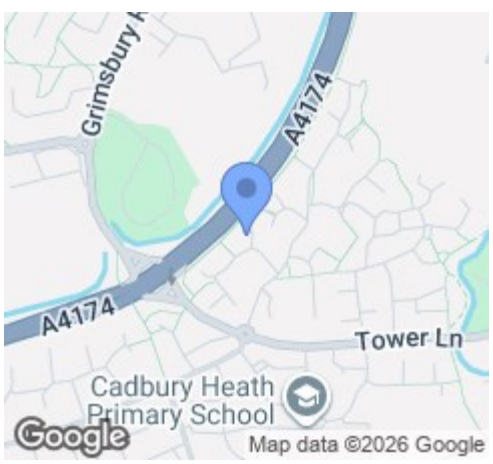
Garage & Parking
Garage located under coach house near property

Garden









The Property Ombudsman

arla | propertymark PROTECTED

naea | propertymark PROTECTED