9 Barrs Court Road, Barrs Court, Bristol, BS30 8DJ

£1,495 Per Month



GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 sq.m.) approx.

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Blue Sky
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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.



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Council Tax Band: B | Property Tenure:

TWO BEDROOM SEMI DETACHED HOUSE!! LOTS OF PARKING!! POPULAR LOCATION!! REAR GARDEN!! AVAILABLE NOW!!
We are delighted to offer to let this fantastic two bedroom NEWLY DECORATED large modern home located on the ever popular road of Barrs Court. 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: large porch, hallway, front lounge, dining room / reception with access to the rear garden and modern kitchen.
On the first floor can be found two good size bedrooms and an modern shower room with double size shower cubicle. Externally the property boasts a large rear garden with storage sheds and an outside WC. To the front there is parking for numerous vehicles!! Not suitable for sharers, students or smokers.

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





Porch
7'08 x 6'0 (2.34m x 1.83m)

Hallway
6'05 x 2'10 (1.96m x 0.86m)

Lounge
12'11 x 11'0 (3.94m x 3.35m)

Dining Room
13'0 x 9'0 (3.96m x 2.74m)

Kitchen
8'05 x 6'03 (2.57m x 1.91m)
Including electric oven, hob and extractor.

Washing machine and fridge/freezer will be gifted

Bedroom One
11'0 x 9'0 (3.35m x 2.74m)
With fitted wardrobes

Bedroom Two
13'0 x 9'0 (3.96m x 2.74m)

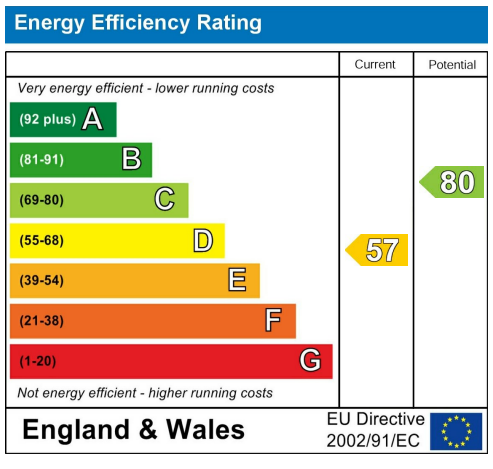
Shower Room
8'0 x 6'2 (2.44m x 1.88m)
Consists of a double shower cubicle, WC and wash hand basin

Driveway and Garden
Parking to front for around 4 / 5 vehicles

Garden with outside WC and two sheds.









The Property Ombudsman
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