

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 or 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/drainage 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.

The Important Bit!

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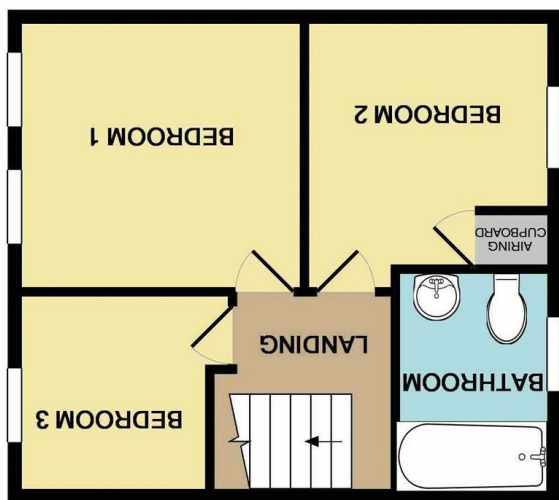
Get in touch to arrange a viewing!

Like what you see?

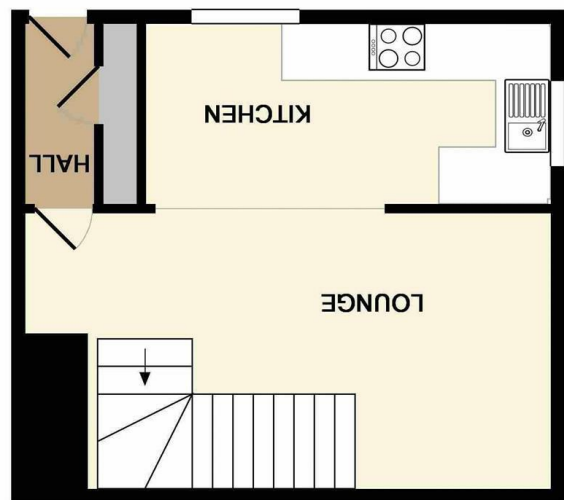


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1ST FLOOR



GROUND FLOOR



Flat 1,80-82 Station Road, Yate, Bristol, BS37 4PH

£875 PCM





Council Tax Band: A | Property Tenure:

MODERN 3 bedroom Maisonette situated to the rear of a quiet office on Station Road in Yate with its many shops and amenities close to hand. Accommodation comprises: Own private entrance with storage cupboard, open plan lounge/diner with well appointed high gloss kitchen to the ground floor. Upstairs there's a large double bedroom, a smaller double and a 3rd room which will easily work as a guest bedroom or study, white bathroom suite with shower over the bath. Other benefits include, designated off street parking, full uPVC double glazing, lowest council tax band A and efficient and stylish electric heating throughout. Professionals only please. Not suitable for students, pets or smokers. Offered unfurnished and available 15th June 2021! AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT



- Hall**
2'9 x 6'4 (0.84m x 1.93m)
- Kitchen**
14'5 x 6'8 (4.39m x 2.03m)
Includes oven, hob, washing machine and fridge/freezer
- Lounge**
14'1 x 10'1 (4.29m x 3.07m)
- Bedroom One**
12'0 x 10'6 (3.66m x 3.20m)
- Bedroom Two**
11'1 x 10'6 (max) (3.38m x 3.20m (max))
- Bedroom Three**
6'6 x 8'2 (1.98m x 2.49m)
- Bathroom**
6'7 x 8'0 (2.01m x 2.44m)
Three piece white bathroom suite with shower over bath

Allocated parking space

Parking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

