



38 Batley Court, North Common, Bristol, BS30 8YZ

£925 PCM

Like what you see?

Get in touch to arrange a viewing!

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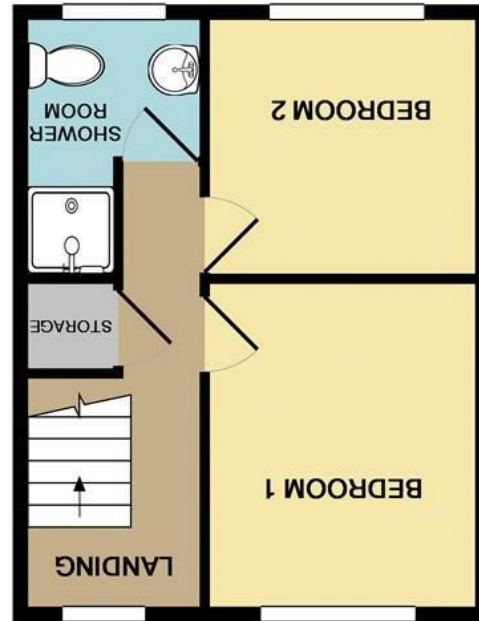
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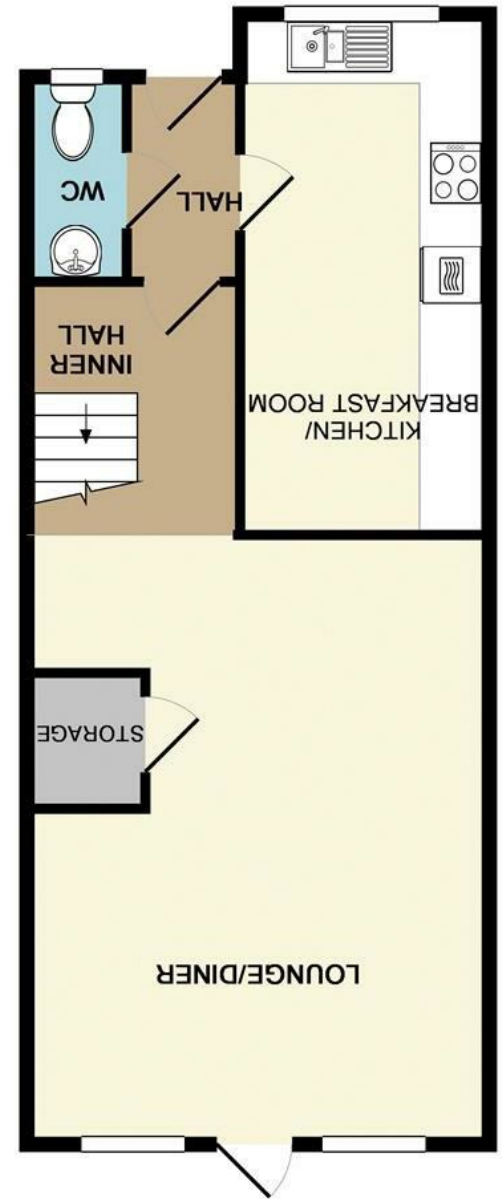
The Important Bit!

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/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.

1ST FLOOR



GROUND FLOOR





Council Tax Band: B | Property Tenure:

LONG TERM TENANT (with a proven long-term history of renting) **REQUIRED!!**
Located in the semi rural location of North Common set in a quiet cul-de-sac you'll find this spacious home. Neutrally decorated throughout this property has been extended to provide a huge Lounge/Diner to the rear and a Kitchen/Breakfast room to the front. There is also a downstairs cloakroom and an upstairs shower room. The low maintenance decked rear garden comes complete with a shed for storage and gated side access. There is also plenty of storage throughout. Not suitable, smokers, sharers or students. Mature professionals preferred. A small dog or cat may be considered. Offered Unfurnished & Available End of October. The landlord is looking for a tenant who has previously rented for at least 2 years. Guarantor required.
AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



Entrance Hall

6'6" x 3'6" (1.99m x 1.09m)

W/C

6'6" x 3'2" (1.99m x 0.97m)

Consists of W/C and wash hand basin.

Kitchen/Breakfast Room

16'7" x 7'11" (5.06m x 2.42m)

Kitchen consists of stainless steel sink with mixer taps, drainer and a half bowl, electric oven and hob with extractor hood above and combi-boiler. Space for washing machine, fridge and freezer.

Inner Hall

5'0" x 7'3" (1.54m x 2.21m)

Stairs to first floor. Storage space under the stairs.

Lounge/Diner

19'5" x 14'9" (5.92m x 4.50m)

Storage cupboard under the stairs with shelving units & light.

First Floor Landing

14'3" x 6'5" (4.36m x 1.98m)

Storage cupboard with shelving and light.

Bedroom 1

10'8" x 8'9" (3.27m x 2.69m)

Bedroom 2

8'5" x 8'9" (2.59m x 2.68m)

Shower Room

8'4" x 6'5" (2.56m x 1.98m)

Shower room consists of shower cubicle, wash hand basin and w/c.

Front

Two off street parking spaces to the front of the property on the driveway.

Rear Garden

Path leads to the side access and decking. Raised decking over two levels. Shed. Outside water and light.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

