



## THE LOCATION

Entrance Hall  
Sitting Room  
Dining Kitchen  
Landing  
Bedroom One  
Bedroom Two  
Bathroom

## THE PROPERTY

12'10 x 13'1 max (3.91m x 4.00m max)  
11'6 x 16'6 max (3.51m x 4.73m max)

13'0 x 13'3 max (3.96 x 4.03 max)  
12'1 x 9'8 (3.69m x 2.94m)



## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Staircase to first floor, recessed area.

**SITTING ROOM** 12'10" x 13'1" max (3.91m x 4.00m max)

Feature fireplace with open grate and tiled hearth, ceiling coving, understairs cupboard, dado rail, TV aerial point, Telephone point, radiator.

**DINING KITCHEN** 11'6" x 15'6" max (3.51m x 4.73m max)

Fitted with a range of wall and floor units, incorporating built in electric oven and stainless steel electric hob, stainless steel extractor hood over, stainless steel sink, plumbed for automatic washing machine, part tiled walls, tiled floor, cast iron multi fuel stove set in fireplace with wooden mantle, recessed cupboard to side with shelves over, rear entrance door.

### LANDING

Ceiling coving, radiator.

**BEDROOM ONE** 13'0" x 13'3" max (3.96m x 4.03m max)

Radiator, open over stairs cupboard with hanging rail, dado rail.

**BEDROOM TWO** 12'1" x 9'8" (3.69m x 2.94m)

Dado rail, radiator, airing cupboard housing hot water cylinder.

### BATHROOM

White suite comprising panelled bath with mixer tap shower attachment, pedestal hand basin, low flush wc, part tiled walls, cork tiled floor, radiator.

### OUTSIDE

To the rear of the cottage is a courtyard area with raised brick beds. Gated access.

### ADDITIONAL INFORMATION

#### SERVICES

Mains water, gas, electricity and drainage.

#### APPLIANCES

No appliances have been tested by the Agent.

#### VIEWING

By appointment with the agent.

### OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

### BOND

A bond will be required.

### CONTENTS INSURANCE

It is a requirement by the Landlord of this property that the tenant holds adequate contents insurance to cover personal possessions and accidental contents insurance to cover personal possessions and accidental damage caused by the tenant to furniture, fixtures and fittings of the property. The tenant must provide a copy policy schedule which is deemed acceptable under the terms of the tenancy agreement.

### DEPOSIT PROTECTION SCHEME

The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.

The Deposit Protection Service  
The Pavilions  
Bridgewater Road  
Bristol  
BS99 6AA  
Tel: 0844 4727000

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