



## Diana Gardens, Bradley Stoke, Bristol

### £1,400 pcm

This semi detached home situated close to the Willow Brook Centre, local schools and nature reserve, comprises of an open plan living room, separate dining room, fitted kitchen, downstairs cloakroom, three bedrooms, modern bathroom, enclosed rear garden, single garage & off road parking for 2 cars

Double Glazing | Fitted Bathroom | Fitted Kitchen | Garden | Off-street parking |

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\*\*\*\*\***Don't miss out**\*\*\*\*\*

This semi detached home comprises of an open plan living room, separate dining room, fitted kitchen, downstairs cloakroom, three bedrooms, modern bathroom, enclosed rear garden, single garage and off road parking.

The location is desirable as you can find the 'Willow Brook Centre' offering shops and groceries, Bradley Stoke Community School, Leisure facilities and the Three Brooks Nature reserve nearby, making it sought-after. Major transportation links can be found nearby such Bradley Stoke Way leading to the M4/M5 interchange, Metro Bus Links, Parkway Station and the Stoke Gifford Bypass leading to the M32 all in the surrounding area.

To view this property please contact Smart Let Wales.

Council Tax Band: c

Deposit: £1,400

Holding Deposit: £323.07

Parking options: Driveway, Garage

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

### Living room

w: 5.01m x l: 4.63m (w: 16' 5" x l: 15' 2")

Textured ceiling, smooth plastered walls, wood effect laminate flooring, two radiators, UPVC double glazed window to front.

### Dining

w: 2.76m x l: 2.41m (w: 9' 1" x l: 7' 11")

Textured ceiling, smooth plastered walls, wood effect laminate flooring, radiator, UOPVC double glazed patio doors to rear garden.

### Kitchen

w: 2.64m x l: 2.06m (w: 8' 8" x l: 6' 9")

Textured ceiling, tiled walls, wood effect laminate flooring, radiator, UOPVC double glazed window to rear. Range of wall and floor units with worktop, single bowl sink, gas hob, electric oven, overhead extractor.

### Bedroom 1

w: 2.64m x l: 2.39m (w: 8' 8" x l: 7' 10")

Smooth plastered ceiling and walls, carpet, radiator, UPVC double glazed window to front, built in double wardrobe

### Bedroom 2

w: 3.69m x l: 2.56m (w: 12' 1" x l: 8' 5")

Smooth plastered ceiling and walls, carpet, radiator, UPVC double glazed window to rear

### Bedroom 3

w: 2.74m x l: 1.98m (w: 9' x l: 6' 6")

Smooth plastered ceiling and walls, carpet, radiator, UPVC double glazed window to rear

### Bathroom

Smooth plastered ceiling and tiled walls, vinyl flooring, radiator, UPVC double glazed window to front.

Bathroom suite comprises of a full bath with overhead electric shower, pedestal washbasin and low level W.C

### Rear Garden

Enclosed rear garden with area of paved patio and lawn and side access to garage

### Garage

Detached single garage at the end of as private driveway with up and over door,





**Please note**

No smokers, pets may be considered.

Affordability criteria for this property is £42,000 per annum, otherwise a Guarantor will be required.

Holding fee of one weeks rent

The holding deposit will be non-refundable should a tenant choose not to enter a tenancy agreement, or fail to take reasonable steps to enter a tenancy agreement.

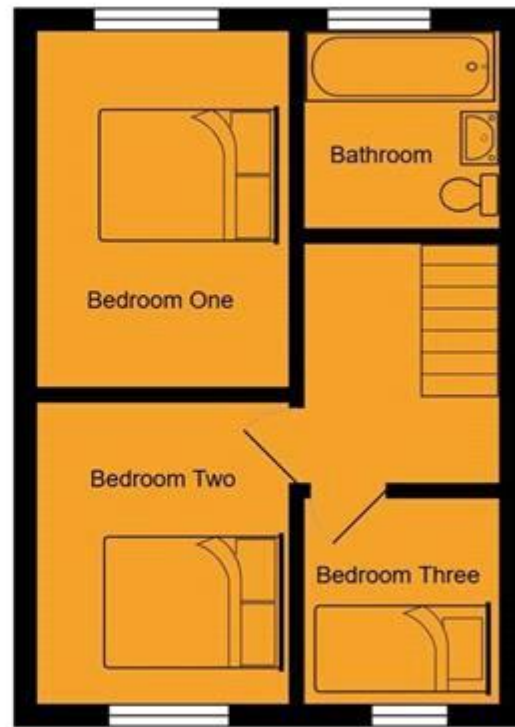
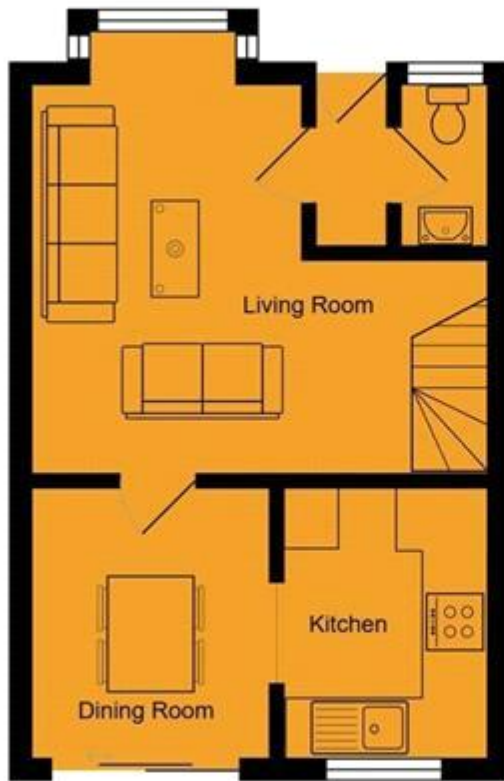
On completion of a tenancy agreement the holding deposit amount £1,400

COUNCIL TAX BAND = C (South Gloucestershire)

EPC Band D

Please note, tenants will be responsible for all utility bills and Council Tax





| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92-)                                       | <b>A</b>  |           |
| (81-91)                                     | <b>B</b>  |           |
| (69-80)                                     | <b>C</b>  |           |
| (55-68)                                     | <b>D</b>  |           |
| (39-54)                                     | <b>E</b>  |           |
| (21-38)                                     | <b>F</b>  |           |
| (1-20)                                      | <b>G</b>  |           |
| Not energy efficient - higher running costs |           |           |
|                                             |           | <b>87</b> |
|                                             | <b>67</b> |           |

**England & Wales** EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.