



**MANOR GARDENS, BRISTOL, BS16 1YX**  
£2,250 per month\*

**Carter Jonas**

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## **\*COMING SOON\* New build in Frenchay**

- Kitchen/Dining Room
- Living Room
- Cloakroom
- 3 Bedrooms
- 2 Bathrooms
- Garden

### **THE PROPERTY**

## **\*Coming Soon \***

A superb new build 3 bedroom energy efficient new home, targeted to be Band A for energy performance.

This well-proportioned 3 bedroom semi-detached family home is set within the very popular area of Frenchay. With almost 1200 square feet of living space this spacious home needs to be viewed to be appreciated.

The ground floor comprises entrance hallway with a spacious living room. Fully fitted Kettle kitchen complete with an attractive Central Island housing oven, hob and breakfast bar. The dining area with French doors leading to the garden, which comes fully turfed with a patio area. Additionally the ground floor features a downstairs WC and under stairs storage.

To the first floor, you will find 3 generous bedrooms with ensuite to master bedroom and family bathroom.

Available for an initial 12 month tenancy.

EPC Rating A. Council Tax Band to be confirmed (please see South Gloucestershire website for current cost)

Mains electric, gas and metered mains water.



Parking:

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

distance of parking & parking arrangements, right of way, shared access, planning permission for neighbouring property or local development,

At a rent of £2250 per calendar month: Holding deposit of 1 week's rent £519.23 (deducted from first month's rent) Security deposit of 5 weeks rent £2, 596.15

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## ADDITIONAL INFORMATION

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Offers Available for a minimum term of 12 months longer terms will be considered

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Viewing Strictly by appointment

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Local Authority - Council Tax Band - to be confirmed

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Directions

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	92	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Classification L2 - Business Data

**IMPORTANT INFORMATION**

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