

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/drailed 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!**

**Don't forget to register and stay ahead of the crowd.**

[www.bluesky-property.co.uk](http://www.bluesky-property.co.uk)

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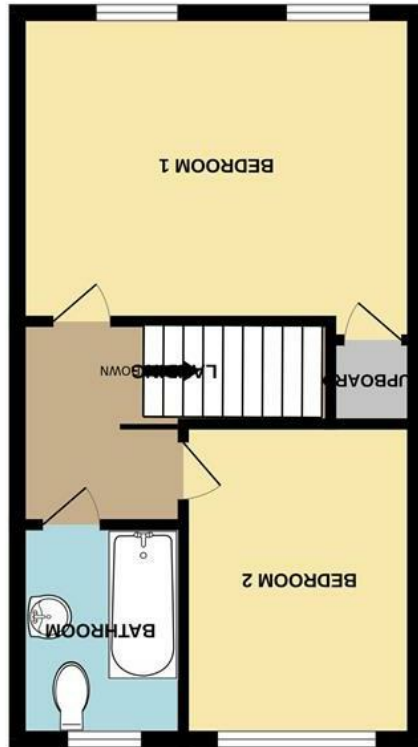
28 Ellacombe Road, Bristol, BS30 9BA

[info@bluesky-property.co.uk](mailto:info@bluesky-property.co.uk)

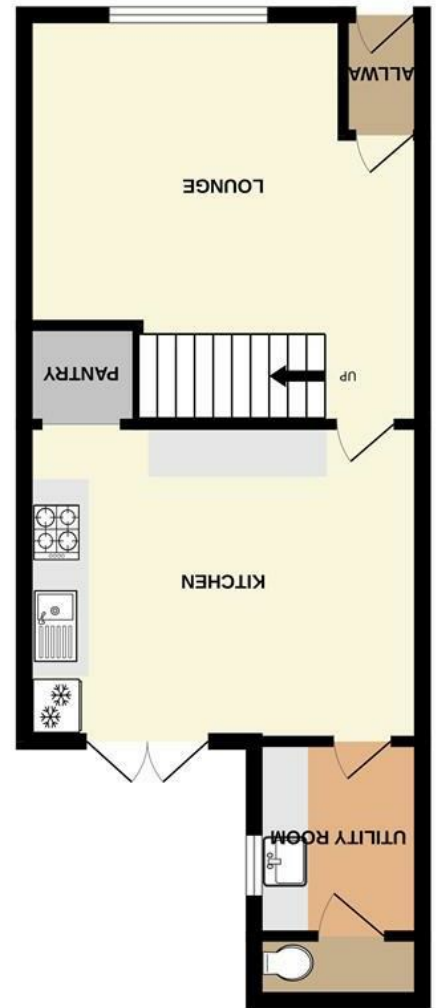
T: 0117 9328165

**Get in touch to arrange a viewing!**

**Like what you see?**



1ST FLOOR



GROUND FLOOR



**34 Whiteway Road, Bristol, BS5 7QR**

**£1,350 PCM**



Council Tax Band: B | Property Tenure:

2 BEDROOM MID TERRACED HOUSE IN HIGHLY SOUGHT AFTER LOCATION!! OFFERED UNFURNISHED!! AVAILABLE START OF JULY!! 5 WEEKS DEPOSIT - £1,557! COUNCIL TAX BAND - B!! RUSTIC CHARM and MODERN PRACTICALITY IN EQUAL QUANTITIES! VERY RARE TO THE RENTAL MARKET! Blue Sky are thrilled to bring to market this stunning cottage style Victorian property set off the road and boasting a stunning 95ft long SOUTH FACING garden! Accommodation briefly comprises: Entrance lobby, lounge with new carpet and solid fuel burning stove, modern large kitchen diner with French doors leading to the garden and utility room with washing machine and sink, also benefits a WC at the rear. Upstairs there's a full width master bedroom, a good sized second bedroom (also a double) and modern UPSTAIRS BATHROOM! Other benefits include: gas central heating, uPVC double glazing and low council tax band B. . Ideally suited to a single applicant, couple - Unfortunately this property is not suitable for sharers, students or smokers.

Council Tax Band: B  
 Holding Deposit 1 week : £311.54  
 Dilapidations Deposit 5 weeks : £557.69  
 Variation of Contract fee : £50  
 AWARD WINNING AGENT



**Entrance Porch**

**Lounge**

14'0" x 11'2" (4.27 x 3.40)  
 Open fireplace with solid fuel fire.

**Kitchen / Dining Room**

14'0" x 11'2" (4.27 x 3.40)  
 Including electric oven, fridge/freezer.  
 Walk-in pantry and french doors to the garden.

**Utility Room**

9'6" x 6'5" (2.90 x 1.96 (2.89 x 1.95))  
 Including washing machine

**WC**

6'10 x 2'0 (2.08m x 0.61m)  
 Toilet

**Bedroom One**

14'6" x 11'3" (4.42 x 3.43)

**Bedroom Two**

11'1" x 8'2" (3.38 x 2.49)

**Bathroom**

7'7" x 5'9" (2.31 x 1.75)  
 Comprising of a modern white suite with WC, wash hand basin, bath with shower over.

**Rear Garden**

95'0" x 15'0" (28.96 x 4.57)  
 Mature gardens with lawn.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(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	

