



84 Gatcombe Road, Hartcliffe, Bristol, BS13 9RG

Ground floor flat | Unfurnished | One double bedroom | Open plan lounge/fitted kitchen
Bathroom | Gas central heating | Allocated parking space | Available now

£625.00 | Per Calendar Month

<https://www.hunters.com/tenantfees/bristol-ten.pdf>

HUNTERS[®]
HERE TO GET *you* THERE

Available now is this modern, unfurnished ground floor flat close to amenities and public transport with links to city centre and Cribbs Causeway. The accommodation comprises open plan living space with lounge and fitted kitchen area, one double bedroom and bathroom. Further benefits include double glazing, gas central heating, allocated parking space and communal garden.

COMMUNAL ENTRANCE

Via intercom system, door to

LOBBY AREA

Cupboard housing gas combination boiler, opening to

OPEN PLAN LIVING ACCOMMODATION

LOUNGE AREA

3.05m (10' 0") X 3.23m (10' 7").

Double glazed window, TV point, laminate flooring, radiator, opening to



KITCHEN AREA

1.63m (5' 4") x 2.79m (9' 2").

Range of wall and base units, roll edge work surfaces incorporating sink unit, built in oven and hob with extractor over, space for appliances, tiled splash backs.



BEDROOM

3.05m (10' 0") x 2.82m (9' 3").

Double glazed window, storage recess, radiator, TV point.



BATHROOM

White suite comprising low level w.c., pedestal wash hand basin, panelled bath with shower over, radiator, extractor, part tiled walls.



OUTSIDE SPACE

Communal garden, laid to lawn, bike storage area, allocated numbered parking space.



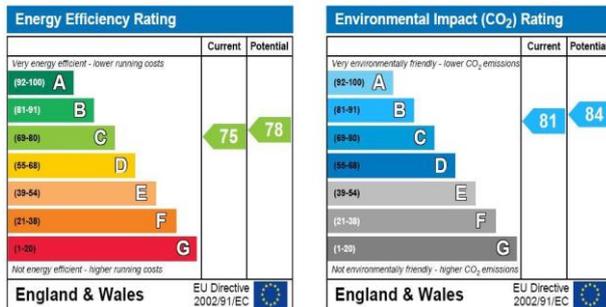
APPLICATION FEES

Up to two applicants - £360 incl. VAT
Additional applicant thereafter £120 incl. VAT
Guarantor Fee (If applicable) £48 incl. VAT

Combined household income required to qualify
- £18,750

Deposit paid by tenant (not subject to VAT) will
be equal to 6 weeks (agreed) rent. E.g. If rent
agreed at £625 pcm deposit required = £937.50

ENERGY PERFORMANCE RATING



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.

OPENING HOURS

Monday - Friday: 9am - 5pm
Saturday: 9am - 4pm
Sunday: Closed

FREE MARKET APPRAISAL

If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.