



## 21 Baron Close, Bristol, BS30 6LS

### £1,700

This is a truly exceptional property set in a quiet rural location and providing commuter access to both Bristol and Bath. This stunning unfurnished 3 bedroom property is available from 6th March 2023.

The accommodation consists of a lovely lounge complete with wood burning stove, a good sized kitchen/dining room which includes a range cooker, American style fridge freezer, integrated washing machine and dishwasher. The downstairs accommodation is completed by a very handy guest cloakroom with wc and basin. Upstairs are two double bedrooms and a single bedroom, the master bedroom has the benefit of an en-suite and there is also a family bathroom. The property has gas central heating, a Nest smart thermostat and also smart blinds so all the mod-cons you will require.

Outside there a driveway to the rear, a patio garden and also access to the large open fields at the side of the property. This is a immaculate property and has been very well cared and will make a perfect home for either a professional couple or family.

Rent = £1700  
Holding Deposit = £392  
Deposit = £1961  
EPC = C  
Council Tax = E

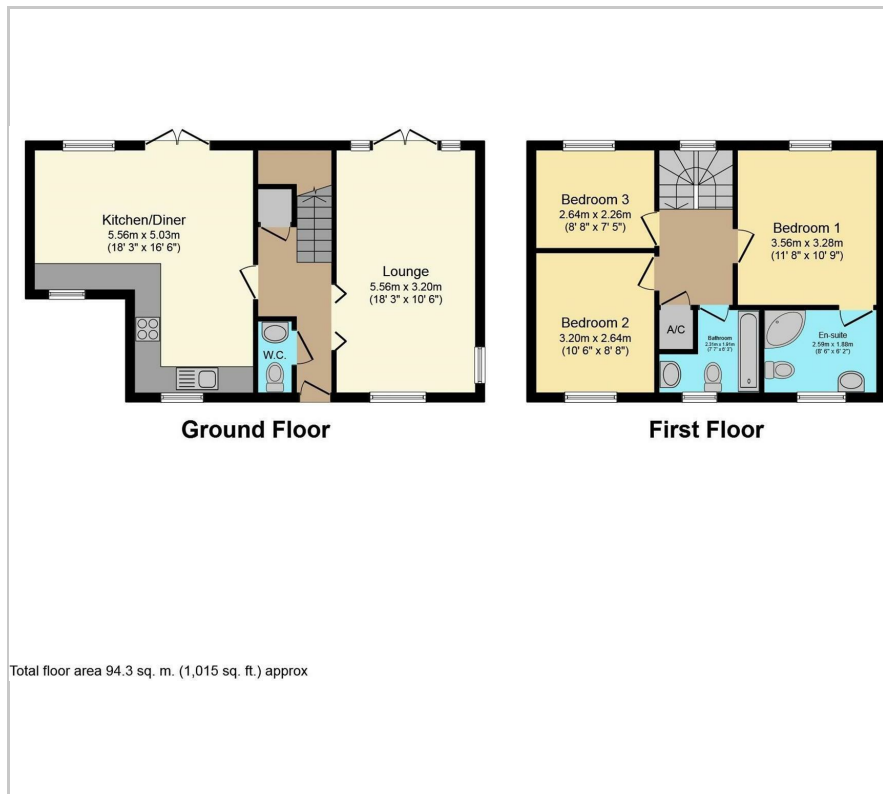
- Unfurnished 3 bedroom house
- Driveway parking
- Wood burning stove
- Village setting
- Access to Bristol and Bath
- Master with en-suite
- Range stove and American style fridge-freezer
- Available 6th March 2023

### Viewing

Please contact our Whiteladies Road Office on 0117 4522400 if you wish to arrange a viewing appointment for this property or require further information.



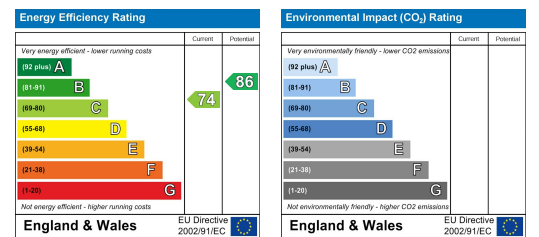
## Floor Plan



## Area Map



## Energy Efficiency Graph



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