



**SARAH CLARK**  
PROPERTY CONSULTANTS

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KIMBERLEY CLOSE, BRISTOL, BS16 6QX

Available 21st October 2024. This lovely house is available fully furnished and would suit two sharers or a small family.

The house is nicely presented throughout and the accommodation includes: a large kitchen, dining and conservatory area which is fully equipped with electric cooker, fridge/freezer and washing machine.

There is also a nicely presented lounge to the front of the property.

Upstairs are two double bedrooms and a modern bathroom.

Outside to the front and rear are private lawned gardens.

Located in Downend and close to local shops, schools, and with the Ring Road giving great access to the motorway networks.

Rent = £1400 pcm

Deposit = £1615

EPC = D

Council Tax = B

Please note this property is only available for 12 months maximum.



## Features

- Available 21st October 2024
- Nicely Presented Throughout
- Fully Furnished
- Open Plan Kitchen, Conservatory
- Modern Bathroom
- Gardens to Front and Rear

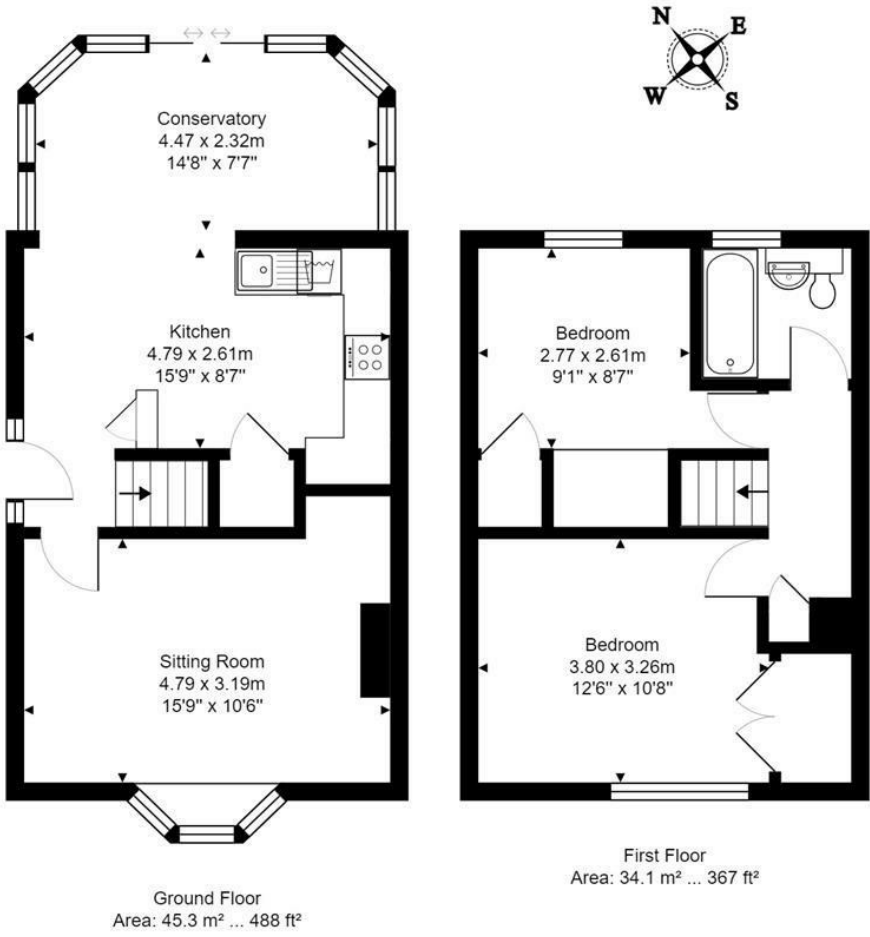






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Total Area: 79.4 m<sup>2</sup> ... 855 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <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>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.