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15 Forgetmenot Way, Lyde Green, Bristol, BS16 7JW

£1,900 PCM





Council Tax Band: E | Property Tenure:

TOWNHOUSE OVER LOOKING OPEN GREEN SPACE AVAILABLE END AUGUST! Located on the edge of the Lyde Green Development behind the science park with views over parkland and playing fields, the area includes lovely walks, a primary school, a supermarket and easy access to cycle paths. Further excellent transport links include easy access to the ring road and motorway network. This property comes with a garage and driveway, with additional communal spaces available. Spread over three floors the neutral and spacious accommodation offers versatile living space. The ground floor has a large reception room with french doors out to the garden, a cloakroom, under stairs storage, and bedroom with en-suite. On the first floor there is a second large reception room overlooking the garden and the spacious modern kitchen/diner. On the second floor there is a double bedroom with en-suite, a family bathroom and a further two bedrooms. Additionally the second floor landing has an airing cupboard and double storage cupboard. This property is not suitable for smokers or students but sharers will be considered.

Council Tax Band: E
 Holding Deposit 1 week : £438.46
 Dilapidations Deposit 5 weeks : £2,192.31

AWARD WINNING AGENT



- Hallway**
3'4" x 15'4" (1.02 x 4.67)
Understairs storage cupboard
- Cloakroom**
2'11" x 5'6" (0.89 x 1.68)
With WC and wash hand basin
- Reception Room One**
16'2" x 9'4" (4.93 x 2.84)
- Bedroom Four**
9'0" x 14'5" (2.74 x 4.39)
- Ensuite to Bedroom Four**
8'3" x 4'7" (2.51 x 1.40)
Comprising of shower cubicle, WC and wash hand basin
- First Floor Landing**
9'8" x 6'8" (2.95 x 2.03)
- Reception Room Two**
16'3" x 10'7" (4.95 x 3.23)
- Kitchen / Diner**
15'6" x 16'2" (4.72 x 4.93)
Including single electric oven, gas hob and cooker hood.
- Second Floor Landing**
13'0" x 6'7" (3.96 x 2.01)
With airing cupboard and storage cupboard

- Bedroom One**
9'3" x 10'9" (2.82 x 3.28)
- Ensuite to Bedroom One**
3'11" x 7'3" (1.19 x 2.21)
Comprising of a double shower cubicle, WC and wash hand basin
- Bedroom Two**
11'1" x 8'6" (3.38 x 2.59)
- Bedroom Three**
7'4" x 7'8" (2.24 x 2.34)
- Bathroom**
6'7" x 5'6" (2.01 x 1.68)
Comprising of a 3 piece white suite with WC, wash hand basin, bath with shower over.
- Garden**
0'0" x 0'0" (0.00 x 0.00)
Mainly laid to lawn and shed.
- Garage**
10'7" x 20'1" (3.23 x 6.12)
Single garage at end of the garden with security light.
- Parking**
Driveway parking for 1 car.
Additional communal parking to side of property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(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	

