



MANOR GARDENS, BRISTOL, BS16 1YX
£2,395 per month*

Carter Jonas

***COMING SOON* New build in Frenchay**

- Kitchen/Dining Room
- Living Room
- Cloakroom
- 3 Bedrooms
- 2 Bathrooms
- Garden

THE PROPERTY

***Coming Soon ***

A superb new build 3 bedroom energy efficient new home, targeted to be Band A for energy performance.

This well-proportioned 3 bedroom semi-detached family home is set within the very popular area of Frenchay. With almost 1200 square feet of living space this spacious home needs to be viewed to be appreciated.

The ground floor comprises entrance hallway with a spacious living room. Fully fitted Kettle kitchen complete with an attractive Central Island housing oven, hob and breakfast bar. The dining area with French doors leading to the garden, which comes fully turfed with a patio area. Additionally the ground floor features a downstairs WC and under stairs storage.

To the first floor, you will find 3 generous bedrooms with ensuite to master bedroom and family bathroom.

Available for an initial 12 month tenancy.

EPC Rating A. Council Tax Band to be confirmed (please see South Gloucestershire website for current cost)

Mains electric, gas and metered mains water.



Parking:

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

distance of parking & parking arrangements, right of way, shared access, planning permission for neighbouring property or local development,

At a rent of £2395 per calendar month: Holding deposit of 1 week's rent £552.69 (deducted from first month's rent) Security deposit of 5 weeks rent £2,763.45

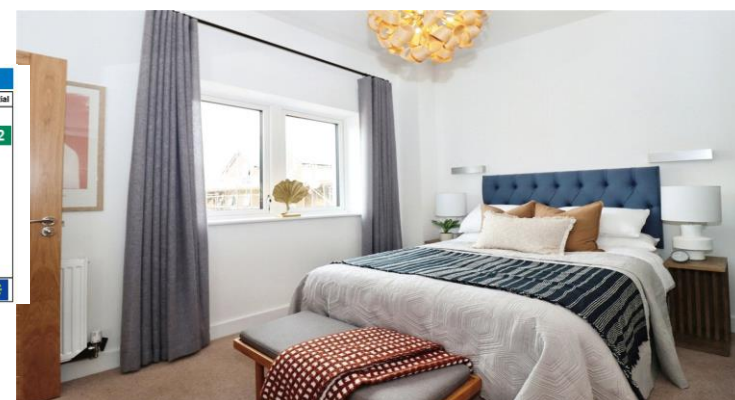
ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band - to be confirmed
Directions	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) A	92	92
(61-81) B		
(39-60) C		
(15-58) D		
(23-54) E		
(21-58) F		
(1-58) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



T: 01225 747250
 5-6 Wood Street, Bath, Somerset, BA1 2JQ
 E: bath@carterjonas.co.uk



Exclusive UK affiliate of
CHRISTIE'S
 INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.