



Dovercourt Road
Horfield

£1,800 Monthly
3 Bedroom End Terrace House

AVAILABLE NOW

**The
Letting
Game**

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DETAILS

Ideal for a couple or family is this cat friendly, three bedroom house situated in a popular location in Horfield. This property is offered unfurnished and available to move into now!

Tracy will be running viewings at this property.

Dovercourt Road is conveniently situated to the nearby green open spaces of Horfield Common and Purdown/Stoke Park. You are positioned perfectly to take advantage of everything that the area has to offer, you've got interesting places for breakfast/brunch in Burra or Fed 303, and local pubs like The Lazy Dog or The Wellington. The property is walking distance to Ashley Down Road Primary school and falls into the catchment of highly-reputed Fairfield high school as well as Brunel Field Primary School and Trinity Academy. This side of Bristol also offers residents access to the countryside of South Gloucestershire as well as the M4 and M5 motorways. The property is also only a short walk from the Ashley Down train station site, estimated for completion within the next 12 months.

What's it like?

The property itself has been tastefully decorated by the landlord and is presented to a very high standard. On the ground floor you have an enclosed reception room, kitchen/dining space that leads into the utility and out into a large rear garden. Upstairs there are two double bedrooms, a further single bedroom/office and bathroom with shower over bath. In the area there is ample on street parking.

Tracy's Local Highlights:

- **Unfurnished**
- **COUNCIL TAX BAND C**
- **EPC RATING D**
- **UNFURNISHED WITH WHITE GOODS**
- **SELECTION OF SHOPS & RESTAURANTS NEARBY**
- **GARDEN**
- **CAT FRIENDLY**
- **IDEAL FOR FAMILIES**
- **HOLDING DEPOSIT EQUIVALENT TO 1**

- Easy access to the motorway
- Great walks nearby
- Cat friendly

Home truths:

- To be able to rent this property applicants must earn a minimum of 2.5 times the rent.
- Access to the garage will not be included during the tenancy
- The landlord is willing to gift the wardrobes in main and small bedroom to the tenants and also the fridge and freezer to the tenants, if they do not wish to have this then they can remove prior to the tenancy

Property Essentials:

- o Structure Materials – Brick/Stone
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – Gas
- o Broadband– (Source Ofcom) Standard, Superfast and Ultrafast available
- o Mobile signal – (Source Ofcom) Limited for some providers
- o Building Safety – No issues
- o Restrictions – None noted
- o Rights and Easements – n/a
- o Flood risk – Very Low

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