



Sandringham Road
Stoke Gifford

£1,550 Monthly
3 Bedroom Semi Detached House

AVAILABLE NOW

**The
Letting
Game**

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3 Bedroom Semi Detached House

DETAILS

A bright three-bedroom semi-detached home in Stoke Gifford, with garden and off-road parking. Offered unfurnished and available NOW!

Zoe will be running the viewings at this property, so book yours today.

What's it like?

The accommodation includes a living room, a modern kitchen/ dining room with a built-in dishwasher: French doors lead from the kitchen to an enclosed rear garden with side access. Upstairs there are three bedrooms, two of which are doubles and one is a single room, finally, there is a modern three piece bathroom suite with a shower over the bath. The property also benefits from gas central heating and driveway parking, as well as plenty of on-street parking.

Situated in an established and popular residential neighbourhood in Stoke Gifford, the property is conveniently located for Parkway Station, The MoD, Airbus and Rolls Royce. It is also a few minutes from the M4 and M32 motorways and Filton Abbey Wood retail park.

Zoe's Highlights:

- Driveway parking
- Close to local amenities
- Good access to Cribbs Causeway
- Moments from Bristol Parkway station
- Not far from the Ring Road & M32

Home Truths:

Applicants need to earn 2.5 times the rent in order to qualify to rent the property.

Access to the loft will not be permitted.

- Unfurnished
- DRIVEWAY PARKING
- COUNCIL TAX BAND C
- HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT
- UNFURNISHED
- WHITE GOODS INCLUDED
- ALL DOUBLE BEDROOMS
- EPC RATING C
- GAS CENTRAL HEATING

Property Essentials:

- o Structure Materials – Standard
 - o Electricity supply – Mains
 - o Water supply – Mains
 - o Sewerage – Mains
 - o Heating type – Gas central heating
 - o Broadband– Standard, Superfast Ultrafast (Source Ofcom)
 - o Mobile signal – Good (Source Ofcom)
 - o Building Safety – No known issues
 - o Restrictions – None
 - o Rights and Easements – None
 - o Flood risk – Low
 - o Planning Permissions – None
 - o Accessible – No
 - o Coalfield / Mining area – Not known
- Room measurements stated in this listing are for guidance and may not be accurate.

In accordance with the Tenant Fees Act 2019, we may charge the following fees should the circumstances arise:

- Our re-let fees upon early termination of a tenancy (50% of the rent, deposit protection & inventory cost)
- Tenancy variation cost - £50
- Interest 3% above the Bank of England base rate on

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