



Lawn Close Cheswick Village

£1,900 Monthly
3 Bedroom End Terrace House

AVAILABLE NOW

**The
Letting
Game**

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Cheswick Village

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3 Bedroom End Terrace House

- **Unfurnished**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **COUNCIL TAX BAND D**
- **EPC RATING B**
- **IDEAL FOR FAMILIES**
- **STUDY ROOM**
- **PETS CONSIDERED**
-

DETAILS

Nestled in the desirable Cheswick Village, this three-bedroom end-of-terrace townhouse offers a spacious and well-appointed living space. Available as soon as possible, this residence features off-street parking and a dedicated study area, making it an excellent choice for those seeking comfort and convenience.

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

What's it like?

Ideally situated on Lawn Close within a contemporary development, this home provides easy access to a range of amenities. Its popularity among professional tenants is well-founded, as it offers outstanding motorway accessibility, making commutes to prestigious employers such as The MOD, Airbus, and Rolls Royce a breeze. Convenient bus links in close proximity add to its appeal.

The accommodation comprises a generously sized lounge with patio doors that open up to a private garden and a separate kitchen-diner boasting gas hobs and integrated appliances, including a dishwasher, fridge freezer, oven, and grill. There is a downstairs WC, utility room with a washing machine in place, and under-stairs storage. Upstairs, you'll discover two spacious double bedrooms, a dedicated study room, and a family bathroom with a contemporary fully tiled suite featuring a shower above the bath. The top floor reveals the large third bedroom, complete with a built-in wardrobe and an en-suite. Property comes with a single garage, of which a car can park in front of it and a pergola beside this garage where another car can be parked underneath.

Tracy's Local Highlights:

- Easy access to M32
- Close to Filton Abbey Wood
- Near Southmead Hospital

Home truths:

- To be able to rent this property applicants must earn a minimum of 2.5 times the rent.
- Access to the loft will not be permitted.

Property Essentials:

- o Structure Materials – Brick
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – GCH
- o Broadband – (Source: Ofcom) Standard, Superfast and Ultrafast
- o Mobile signal – (Source: Ofcom) Likely
- o Building Safety – No issues reported
- o Restrictions – None
- o Rights and Easements – N/a
- o Flood risk – N/a
- o Planning Permissions – None
- o Accessible – No
- o Coalfield / Mining area – No

Room measurements stated in this listing are for

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