



**Ingleside Road**  
**Kingswood**

£2,200 Monthly  
4 Bedroom Semi Detached House

**AVAILABLE NOW**

**The  
Letting  
Game**

## Ingleside Road

### Kingswood

£2,200 Monthly

4 Bedroom Semi Detached House

#### DETAILS

Four bedroom semi detached house with a garage and off street parking available in Kingswood offered unfurnished with white goods included and available NOW.

Tobi will be running the viewings at this property, so book yours today!

The property is located on Ingleside Road just off Soundwell Road and benefits from easy access to local amenities including Cossham Gardens, and bus links travelling across the City.

The accommodation briefly comprises; two rooms downstairs which are used as bedrooms, a separate kitchen diner which is offered with a washing machine and a gas range cooker, upstairs are two more bedrooms and a third huge room which is the length of the house and is used as a lounge, there is also a single / study room and the bathroom which has a shower above the bath. The property also benefits from having a utility room to the rear that leads out to a large low maintenance garden, a garage, off street parking, gas central heating, double glazing and a downstairs WC.

#### Tobi's Highlights:

- Utility Room
- Easy access to amenities
- Close to Cossham Gardens
- Regular transport links

#### Home Truths:

- Loft access is prohibited
- Applicants must earn at least two and a half times the rent as a household in order to qualify to rent this

- **Unfurnished**
- **GARAGE**
- **LOCAL AMENITIES NEARBY**
- **WALKING DISTANCE TO GLOUCESTER ROAD**
- **STORAGE SPACE**
- **EASY ACCESS TO CITY CENTRE**
- **COUNCIL TAX BAND C**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **EPC RATING D**

property

#### Property Essentials:

- o Structure Materials – Brick/Stone
- 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) Limited
- o Building Safety – No
- o Restrictions – No
- o Rights and Easements – No
- o Flood risk – No
- o Planning Permissions – No
- o Accessible – No
- o Coalfield / Mining area –No

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

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