



**Over Drive**  
Charlton Hayes

£2,200 Monthly  
4 Bedroom Townhouse

**AVAILABLE NOW**

**The  
Letting  
Game**

## Over Drive

### Charlton Hayes

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4 Bedroom Townhouse

#### DETAILS

Modern four double bedroom townhouse with garage on Over Drive in Charlton Hayes, offered unfurnished with white goods and available from the 16th July 2024. Sharers Welcome!

Amy will be running the viewings at this lovely apartment, so book yours today!

Located in a modern development in BS34 and is well situated for access to amenities in Patchway, about six miles from the City Centre and within easy reach of the M4 and M5 motorways. The Mall and The Venue retail and leisure centres are both nearby, and the property is well placed for access to Airbus, Rolls Royce, the MoD, Southmead Hospital, and many other large employers in the area.

Downstairs there is a bright entrance hall, downstairs W.C. and large open plan kitchen / dining / living room. The kitchen is modern and has fitted appliances including dishwasher, washing machine, fridge freezer, electric cooker and a gas hob. This room opens out to the garden patio area. On the first floor, there are two double bedrooms, one with built in wardrobes. On the second floor, there are two double bedrooms and a family bathroom (with shower over bath). The master bedroom has an ensuite shower room. Both bedrooms benefit from built in wardrobes. The property also benefits from plenty of on street parking, gas central heating, double glazing, additional storage areas throughout.

Amy's Highlights:

- Modern kitchen and bathrooms
- Built in wardrobes
- Dishwasher included

- **Unfurnished**
- **EPC RATING C**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **COUNCIL TAX BAND D**
- **GARAGE INCLUDED**
- **UNFURNISHED WITH WHITE GOODS**
- **GOOD MOTORWAY ACCESS**
- **EN-SUITE BATHROOM**
- **ALL DOUBLE BEDROOMS**

- Garage included
- Modern development
- Close to amenities
- Great access to blue chip employers in the area
- Easy access to amenities at Cribbs Causeway
- Good motorway access

Home Truths:

- Applicants must earn at least two and a half times the rent as a household in order to qualify to rent this 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) Likely with most providers
- o Building Safety – No
- o Restrictions – No
- o Rights and Easements – No
- o Flood risk – No
- o Planning Permissions – No
- o Accessible – No

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