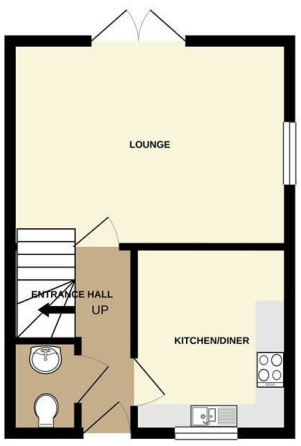
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101 Two Mile Hill Road, Bristol, BS15 1BL

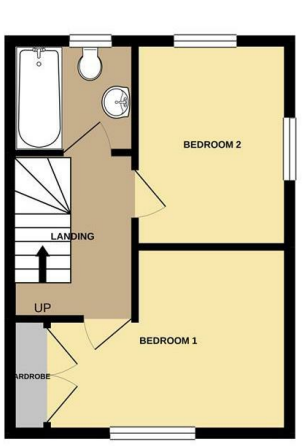
£1,850 PCM



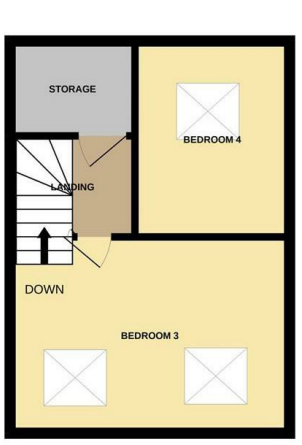
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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The Important Bit!
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



4 1 1 C

Council Tax Band: B | Property Tenure:

LICENCED FOR UPTO 4 SHARERS !! 4 BEDROOM HOME WITH PARKING !! IDEALLY LOCATED FOR LOCAL AMENITIES AND ACCESS TO THE CITY CENTRE!! Newly built in 2021 this light and airy 4 bedroom home on Two Mile Hill has been finished to a modern neutral standard throughout. Located on a major transport route in and out of the city but also walking distance from local amenities, this property is ideally positioned for commuters, with a major bus route with stop a short walk away. The property is spread over three floors and comes with a bike store and low maintenance enclosed garden with parking for one car and a motorbike. This new build comes with a range of energy efficient features including Solar panels and shower heat recovery system. The accommodation briefly comprises; modern fitted kitchen/diner with integrated oven and hob - spaces for other white goods, downstairs cloakroom, open plan lounge with french door access to the rear garden. On the first floor there are two good sized double bedrooms and a family bathroom with three piece white suite - shower over the bath. On the top floor there is a third good sized double bedroom and a single bedroom. Available MIDDLE OF OCTOBER 2026!! PROFESSIONAL SHARERS or families WELCOME unfortunately the property is not suitable smokers or students.

Council Tax Band B
Holding Deposit 1 week : £426.92 (between applicants)
Dilapidations Deposit 5 weeks : £2134..61

AWARD WINNING LETTING AGENT





Entrance Hall
10'5" x 2'11" (3.2 x 0.91)

Kitchen / Diner
9'8" x 8'2" (2.97 x 2.49)
Includes single oven, hob and extractor

Lounge
14'7" x 10'9" (4.47 x 3.3)
French doors to garden

Cloak Room
2'7" x 5'4" (0.81 x 1.63)

Bedroom One
14'7" x 10'9" (4.45 x 3.3)
Includes built in wardrobes

Bedroom Two
10'7" x 8'11" (3.25 x 2.72)
Dual aspect windows, one with triple glazing

Family Bathroom
5'6" x 5'4" (1.7 x 1.63)
Modern white suite with shower over bath

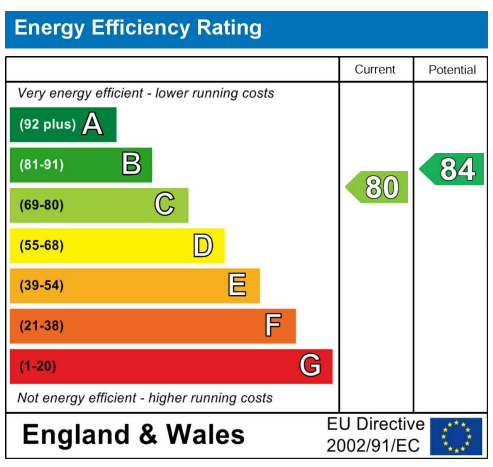
Bedroom Three
10'04 x 14'07 (3.15m x 4.45m)

Bedroom Four
9'04 x 8'10 (2.84m x 2.69m)

Garden & Driveway









The Property Ombudsman
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