

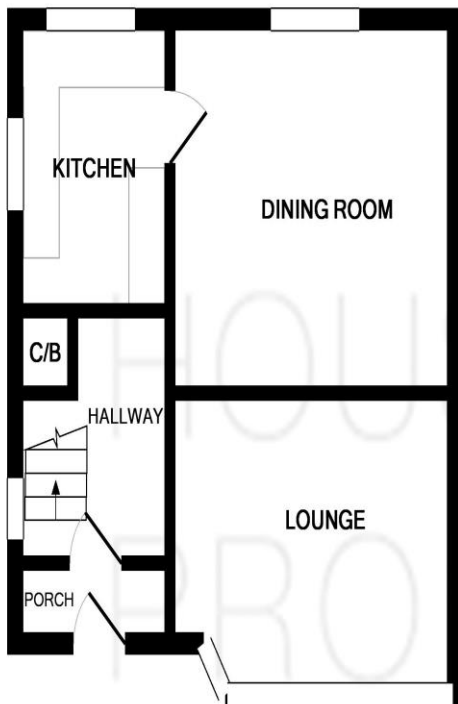
## Yew Tree Drive Kingswood Bristol BS15 4UA • £1,200pcm



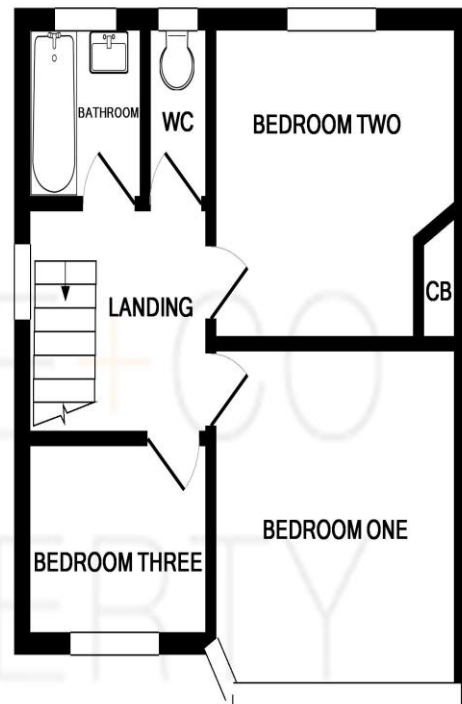
### 3 BEDROOMS • 1 BATHROOMS • 2 RECEPTIONS

Professionally Managed By House + Co  
Three Bedroom Family Home  
Available 16/11/2020  
Quiet Location  
Lovely Rear Garden  
\*Garage Not Included\*

HOME SWEET HOME! House + Co Property are pleased to offer this three bedroom family home. Located in a quiet road in the popular Kingswood this property is just a short distance to all local amenities, schools and the ring road. The property comprises of entrance, hallway, lounge, dining room, kitchen to the ground with three bedrooms (two doubles), separate bathroom and W.C to the first floor. This property benefits from double glazing and a lovely rear garden. Offered unfurnished. Available to occupy from 16th November 2020. \*Garage Not Included\*

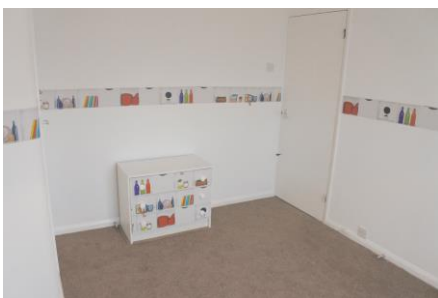


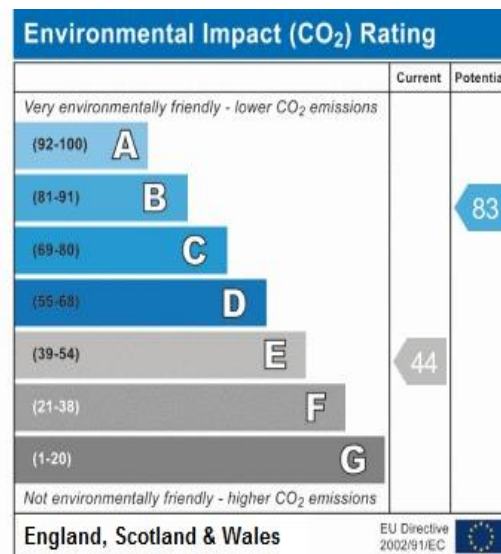
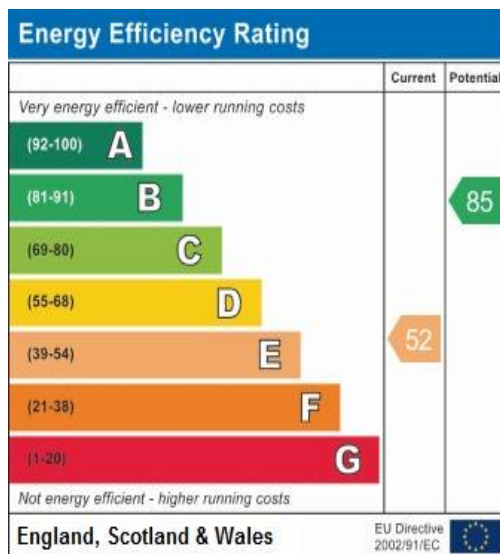
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## General information

Money Laundering Regulations 2003 – Intending tenants will be asked to produce identification documents prior to the agreement of a letting. You will be informed of acceptable documentation upon making an offer to this office.

These particulars do not constitute part or all of an offer of contract.

House + Co Property have not tested any equipment, fixture, fitting, apparatus or services and cannot guarantee that they are in working order.

House + Co Property have not sought to verify the legal title of the property and the tenants must obtain verification from their legal representative.

House + Co Property prepared these details for themselves in good faith and whilst believed to be correct, we give notice that none of the statements contained in these particulars for this property are to be relied upon as statements or representation of fact. Some statements are inevitably subjective, and are therefore the view of the author at the time the information was prepared. If any items are important to you, then please check with the office first, especially if you are travelling some distance to view.

## Note regarding floorplan

The computer-generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for accuracy. Tenants should satisfy themselves as to the layout of the property prior to making any decision to rent.