

Priors Lea

Yate, Bristol, BS37 4DE

YATE, BRISTOL

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MONTHLY RENT

£695

1 BEDROOM

1 BATHROOM

1 RECEPTION

894 SQ FT

893.40 SQ FT (WHOLE HOUSE)	ROOM TO RENT
FURNISHED	DOUBLE GLAZING
WHITE GOODS INCLUDED	CENTRAL HEATING
BILLS INCLUDED	GREAT LOCATION
SINGLE OCCUPANCY	DAMAGE DEPOSIT £801.92



THE PROPERTY

* AVAILABLE 12.01.2026 * WELL PRESENTED FURNISHED DOUBLE ROOM WITH BILLS INCLUDED! Jeffrey ross are pleased to offer this WELL PRESENTED room that is situated on the GROUND FLOOR within a four bedroom house. The room and house are PRESENTED to a HIGH STANDARD and is perfect for a SINGLE PROFESSIONAL PERSON. There is a ENTRANCE HALLWAY, REFITTED KITCHEN/COMMUNAL ROOM & a DOUBLE BEDROOM. To the first floor there is a FANTASTIC REFITTED SHOWER ROOM & WC. WHITE GOODS for use include a WASHING MACHINE, ELECTRIC HOB/OVEN & a FRIDGE/FREEZER. Benefits INCLUDE CENTRAL HEATING, DOUBLE GLAZING & a COMMUNAL REAR GARDEN. THE RENT INCLUDES OIL, ELECTRIC, WATER/SEWERAGE, COUNCIL TAX, INTERNET and a communal area cleaner once a month. Situated near LOCAL AMENITIES & close to YATE SHOPPING CENTRE. The property has great access to all the local major motorway networks. For sole occupancy only.

Holding Deposit £160.38

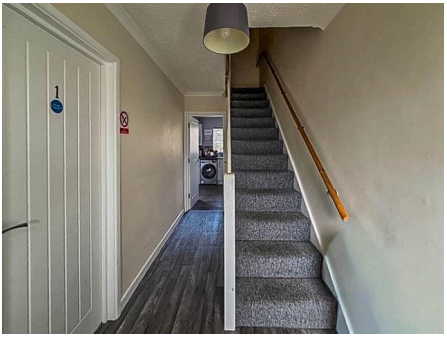


INSIDE











ACCOMMODATION

PROPERTY TYPE	ROOM
INTERNAL AREA	894 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	12 JANUARY 2026
COUNCIL TAX	BAND B
EPC RATING	63 · POTENTIAL 86

Not to scale. Measurements are approximate and for illustration only.

Ti Tant (INACTIVE)

NORTH BRISTOL BRANCH
0117 935 4565
52 FILTON ROAD, HORFIELD, BRISTOL, BS7 0PB

jeffreyross.co.uk

SCAN TO SEE WHAT'S NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Council tax band is as advised by the landlord. A holding deposit, a security deposit and other permitted payments may apply; the current schedule is published at jeffreyross.co.uk/docs/lettings-fees.pdf. Client money protection: Client Money Protect, membership CMP001425. Jeffrey Ross, 52 Filton Road, Horfield, Bristol, BS7 0PB. 0117 935 4565. The Property Ombudsman, membership D03828. jeffreyross.co.uk