

TO LET

# Sandbed road

*St Weirburgs, Bristol, BS2 9TY*

ST WEIRBURGS, BRISTOL

# Sandbed road

*St Weirburgs, Bristol, BS2 9TY*

MONTHLY RENT

## £1,100

1 BEDROOM

1 BATHROOM

1 RECEPTION

431 SQ FT

| | |
|---|---|
| 430.55 SQ FT | MODERN FLAT |
| AVAILABLE NOW | UNFURNISHED |
| WHITE GOODS INCLUDED | NEW BATHROOM |
| CLOSE TO CITY CENTRE | GREAT LCOATION |
| DOUBLE GLAZING | DAMAGE DEPOSIT £1378.84 |



## THE PROPERTY

* AVAILABLE NOW * MODERN ONE BED FLAT! Jeffrey Ross are pleased to offer this newly refurbished, one bedroom top floor flat on Sandbed Road in St Werburghs property to the rental market. Accommodation comprises one bedroom, living room with a feature decorative fireplace, contemporary fitted kitchen and bathroom. The property benefits from gas central heating.

Holding Deposit £253.84



INSIDE



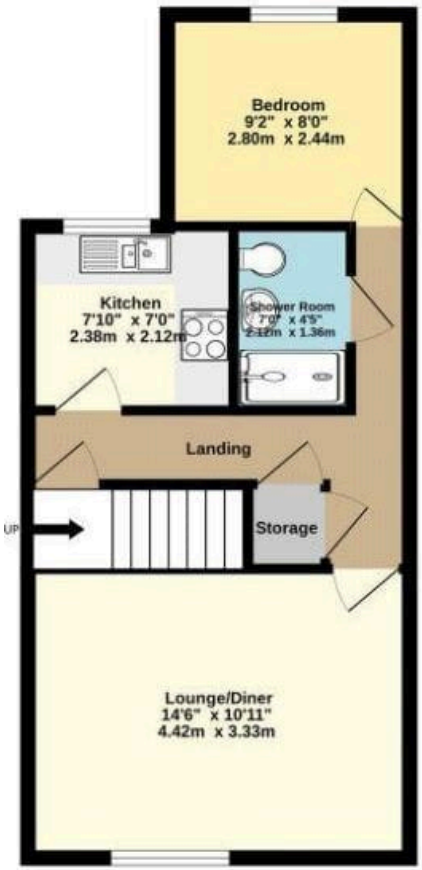


## ACCOMMODATION

| | |
|---|---|
| PROPERTY TYPE | FLAT |
| INTERNAL AREA | 431 SQ FT |
| FURNISHED | UNFURNISHED |
| AVAILABLE FROM | 23 OCTOBER 2026 |
| COUNCIL TAX | BAND A · ABOUT £1,809 A YEAR<br>*Bristol City Council, 2026/27 estimate* |
| EPC RATING | 73 · POTENTIAL 77 |

## FLOORPLAN

Ground Floor
420 sq.ft. (39.0 sq.m.) approx.




TOTAL FLOOR AREA : 431sq.ft. (40.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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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Not to scale. Measurements are approximate and for illustration only.




## Ashton Jones

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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