

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 or 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/drainaged 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.

The Important Bit!

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Get in touch to arrange a viewing!

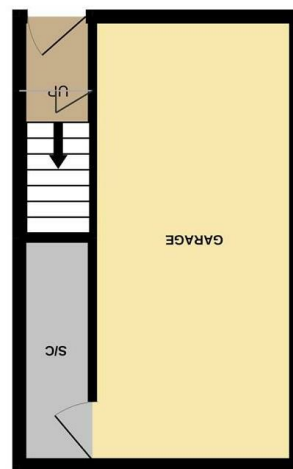
Like what you see?



TOTAL FLOOR AREA: 747 sq ft. (69.4 sq. m.) approx. Made with Keyplan ©2021



1ST FLOOR 525 sq ft. (48.8 sq.m.) approx.



GROUND FLOOR 221 sq ft. (20.5 sq.m.) approx.



5 Belfry, Warmley, Bristol, BS30 8GG
Offers In Excess Of £200,000



Council Tax Band: B | Property Tenure: Freehold

ONE BEDROOM COACH HOUSE!! BEAUTIFULLY PRESENTED!! GARAGE AND PARKING!! Blue Sky are delighted to offer for sale this one bedroom home located in the ever popular cul-de-sac of Belfry in Warmley. The property also offers good access to the local school, ring road connections and the local amenities in the area. The accommodation comprises: entrance hall with stairs leading to the first floor accommodation. The lounge and dining area offers space and light with dual aspect windows and archway leading to the kitchen. The inner hall offers a storage cupboard and leads on to the bathroom with modern white suite and bedroom with fitted wardrobes!! Externally the property offers a single garage and driveway parking!! Call today to arrange your viewing!!



Entrance Hall

3'8" x 2'10" (1.12m x 0.86m)
Double glazed door to front, fuse board, bi-fold door leading to staircase.

Lounge/Diner

17'11" narrowing to 8'2" x 20'7" narrowing to 11'8" (5.46m narrowing to 2.49m x 6.27m narrowing to 3.56)
L shape, three radiators, loft access, double glazed windows to front and rear, skylight window to rear, stairs down to hall.

Kitchen

9'6" narrowing to 3'11" x 8'8" narrowing to 6'7" (2.90m narrowing to 1.19m x 2.64m narrowing to 2.01)
Beam, extractor fan, double glazed window to front, space for fridge/freezer, sink and drainer, space for washing machine, cooker, hob, wall and base units, worktops, splashbacks, archway to lounge/diner, L shape.

Inner Hall

2'6" x 2'5" (0.76m x 0.74m)
Storage cupboard.

Bedroom

10'4" x 8'2" to wardrobe (3.15m x 2.49m to wardrobe)
Double glazed window to front, radiator, built in wardrobe with sliding doors.

Bathroom

7'3" narrowing to 4'7" x 8'2" narrowing to 2'2" (2.21m narrowing to 1.40m x 2.49m narrowing to 0.66)
Skylight window to rear, WC, wash hand basin, radiator, part tiled walls, wall mounted heater, extractor fan, enclosed bath with shower over, beam.

Garage

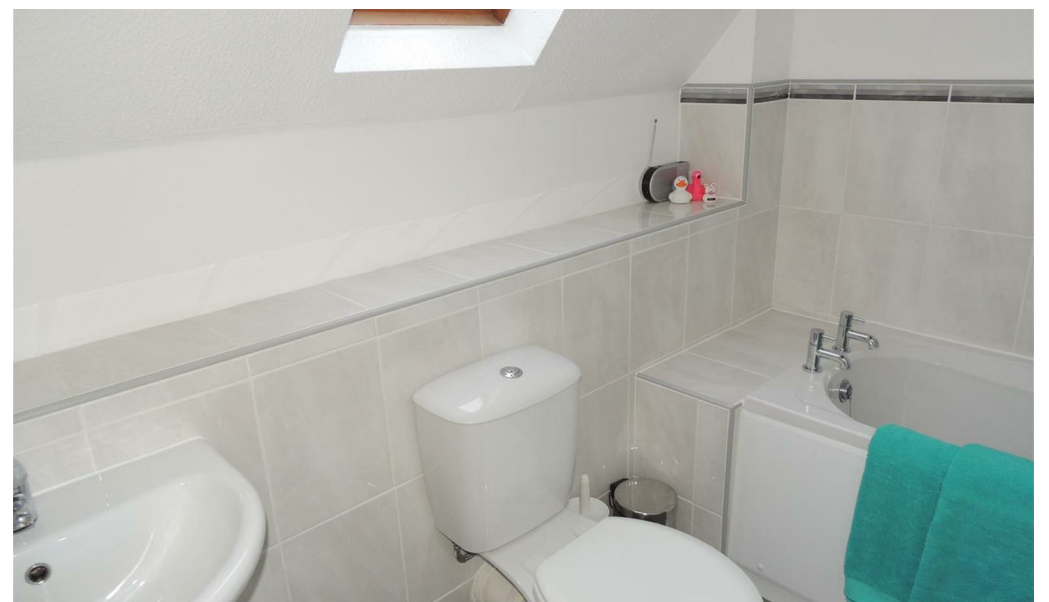
17'9" max x 8'2" max (5.41m max x 2.49m max)
Up and over door to front, power and light, water tap, storage cupboard with light, wall mounted gas combi boiler.

Parking

Parking for one car, raised boarder of flowers.

Agent Note

The vendor has advised the garage is leasehold with approx 971 years remaining on the lease.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

