

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 in the 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!**

**Don't forget to register and stay ahead of the crowd.**

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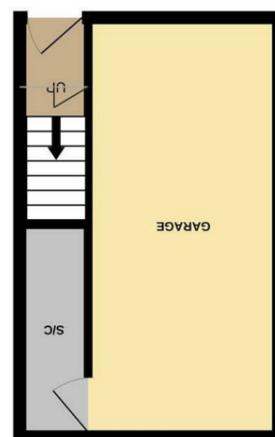
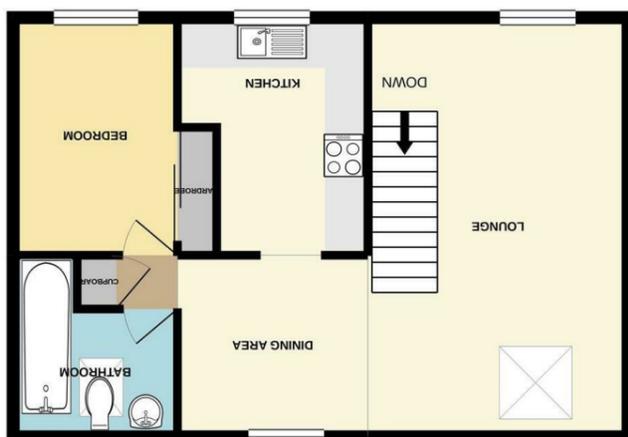
28 Ellacombe Road, Bristol, BS30 9BA

[info@bluesky-property.co.uk](mailto:info@bluesky-property.co.uk)

T: 0117 9328165

**Get in touch to arrange a viewing!**

**Like what you see?**



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



**5 Belfry, Warmley, Bristol, BS30 8GG**

**£1,050 PCM**



Council Tax Band: B | Property Tenure:

ONE BEDROOM COACH HOUSE!! GARAGE & PARKING!! OFFERED UNFURNISHED!! AVAILABLE NOW!! Blue Sky are delighted to offer for rent this one bedroom coach house located in the ever popular cul-de-sac of Belfry in Warmley. The property also offers good access to the A4174 ring road and local amenities in the area. The accommodation comprises: entrance hallway on the ground floor, stairs to the first floor where you will find the open place lounge and dining area with archway leading to the kitchen, double bedroom with fitted wardrobes and 3 piece bathroom suite. Externally the property offers a single garage and driveway parking for one car. Ideally suited to a single person or couple!!  
Not suitable for students, sharers, smokers, children or pets!!

Council Tax Band: B  
Holding Deposit: £242.31  
Dilapidations Deposit: £1211.54

AWARD WINNING LETTING AGENT



**Entrance Hall**

3'8" x 2'10" (1.12m x 0.86m)  
Stairs to the first floor.

**Lounge/Diner**

17'10" narrows to 8'2" x 20'6"  
narrows to 11'8" (5.46m  
narrows to 2.49m x 6.27m  
narrows to 3.56)

**Kitchen**

9'6" narrows to 3'10" x 8'7"  
narrows to 6'7" (2.90m  
narrows to 1.19m x 2.64m  
narrows to 2.01)  
Includes integrated electric  
cooker and hob.

**Inner Hall**

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

**Bedroom**

10'4" x 8'2" to wardrobe  
(3.15m x 2.49m to wardrobe)  
Built in wardrobe with sliding  
doors.

**Bathroom**

7'3" narrows to 4'7" x 8'2"  
narrows to 2'1" (2.21m  
narrows to 1.40m x 2.49m  
narrows to 0.66)  
Consists of bath with shower  
above, wash hand basin and  
W.C.

**Garage**

17'9" max x 8'2" max (5.41m  
max x 2.49m max)  
Storage cupboard.

**Parking**

Parking for one car in front of  
the garage.



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	

