

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 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. 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/drain 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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Get in touch to arrange a viewing!

Like what you see?

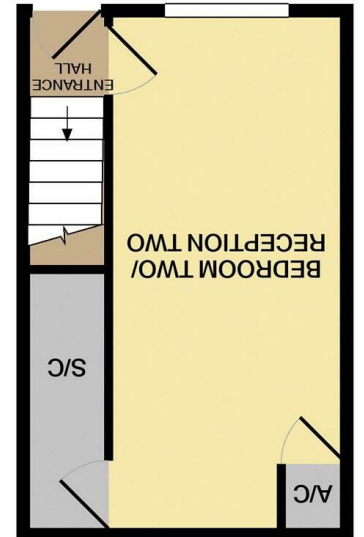


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1ST FLOOR



GROUND FLOOR



35 Muirfield, Warmley, Bristol, BS30 8GQ

£1,100 PCM



Council Tax Band: B | Property Tenure:

**TWO BEDROOM COACH HOUSE!!** Blue Sky are delighted to offer for rent this 2 bedroom coach house located in the ever popular cul-de-sac of Muirfield in Warmley. The property offers something different to the typical coach house as the garage has been converted into an additional bedroom or second reception room!! The property also offers good access to the local school, A4174 ring road connections and local amenities in the area. The accommodation comprises: entrance hall with door to bedroom two/reception two and 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 master bedroom with fitted wardrobes!! Extras include parking to the front, double glazing and gas central heating. Offered unfurnished and available 20th July 2026!! Not suitable for students or smokers.

Council Tax Band: B  
 Holding Deposit 1 week : £253.85  
 Dilapidations Deposit 5 weeks : £1269.23

AWARD WINNING LETTINGS AGENT.



**Entrance Hall**  
 4'4" x 2'10" (1.32m x 0.86m)

**Reception Two/Bedroom Two**  
 17'5" max x 11'3" into under stairs storage (5.31m max x 3.43m into under stairs storage)

**Lounge/Diner**  
 18'0" narrows to 8'3" x 20'8" narrows to 11'10" (5.51m narrows to 2.54m x 6.32m narrows to 3.63m)

**Kitchen**  
 9'4" narrows to 3'10" x 8'7" narrows to 6'5" (2.84m narrows to 1.17m x 2.62m narrows to 1.96m)  
 With oven, hob and extractor fan

**Inner Hall**  
 2'7" x 2'6" (0.79m x 0.76m)  
 Door to bedroom one and bathroom, storage cupboard, archway to lounge/diner.

**Bedroom One**  
 10'2" x 8'2" (3.10m x 2.49m)  
 Built in wardrobe with sliding doors.

**Bathroom**  
 7'6" narrows to 4'7" x 8'2" narrows to 1.42m x 2.49m narrows to 0.66m)  
 Includes W.C, wash hand basin, bath with shower over.

**Parking/Front**  
 Parking for one car



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

