

TO LET



Coniston Road

Patchway, Bristol, BS34 5JY

PATCHWAY, BRISTOL

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MONTHLY RENT

£1,550

3 BEDROOMS

1 BATHROOM

1 RECEPTION

829 SQ FT









THE PROPERTY

* AVAILABLE NOW * FANTASTIC TERRACED HOME! Jeffrey Ross are keen to offer this well presented home situated within Patchway to the rental market. The accommodation comprises entrance hall, living room, kitchen/dining room. To the first floor there are three bedrooms, bath/shower room & w/c. Outside there are attractive front and rear gardens and off road parking. Offered unfurnished with white goods that include electric oven and hob. Benefits include double glazing, under floor heating and gas central heating throughout.

Holding Deposit £369.23

KEY FEATURES

828.82 SQ FT

WELL PRESENTED

OFF ROAD PARKING

FRONT AND REAR GARDENS

GAS CENTRAL HEATING

UNDERFLOOR HEATING DOWNSTAIRS

CLOSE TO LOCAL SHOPS AND AMENTIES

DOUBLE GLAZING

GREAT LOCATION

DAMAGE DEPOSIT ££1846.15



INSIDE



INSIDE



Modern and well presented three bedroom house, close to Cribbs Causeway. Suitable for two sharing or a family. Enclosed rear garden.

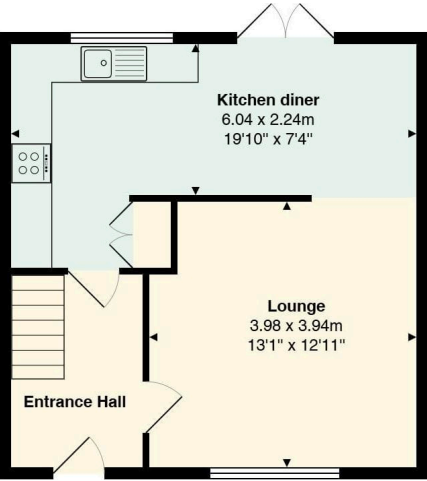
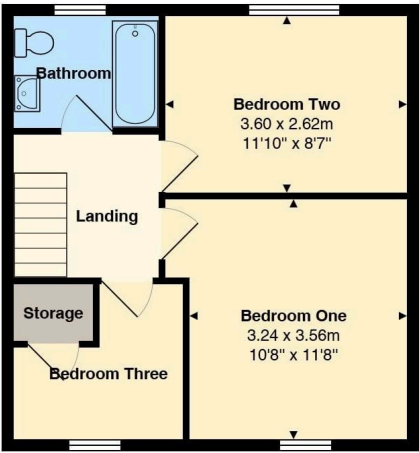


ASHTON JONES

SALES & LETTINGS BRANCH MANAGER · NORTH BRISTOL

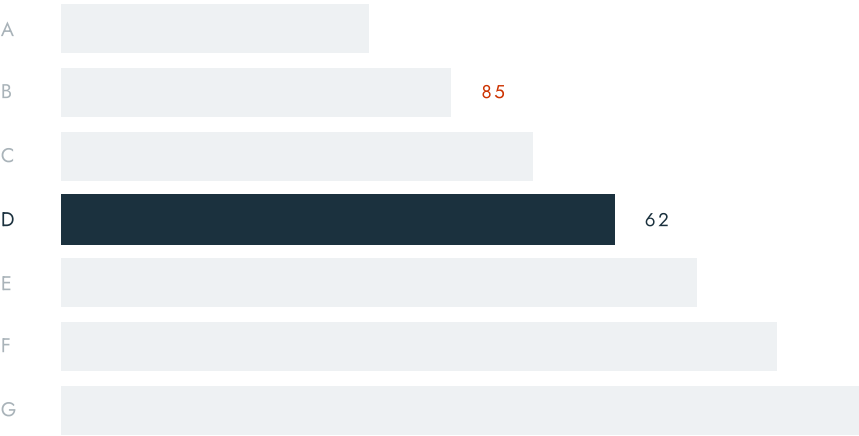


FLOORPLAN



Energy efficiency

Currently band D, with the potential to reach band B.



Rating 62 · potential 85. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

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PROPERTY TYPE	HOUSE - TERRACED
INTERNAL AREA	829 SQ FT
FURNISHED	UNFURNISHED
AVAILABLE FROM	1 SEPTEMBER 2026
COUNCIL TAX	BAND B
EPC RATING	62 · POTENTIAL 85

COME AND SEE IT

Arrange a viewing

*Our North Bristol team can arrange a private viewing,
usually within days – call 0117 935 4565.*



Ashton Jones

SALES & LETTINGS BRANCH MANAGER

NORTH BRISTOL BRANCH

0117 935 4565

52 FILTON ROAD, HORFIELD, BRISTOL, BS7 0PB



SCAN TO SEE WHAT'S
NEAR YOU

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 jeffreypass.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. jeffreypass.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU