

Tall Elms Road

Patchway, Bristol, BS34 5FJ

PATCHWAY, BRISTOL

Tall Elms Road

Patchway, Bristol, BS34 5FJ

MONTHLY RENT

£1,395

2 BEDROOMS

1 BATHROOM

1 RECEPTION

743 SQ FT

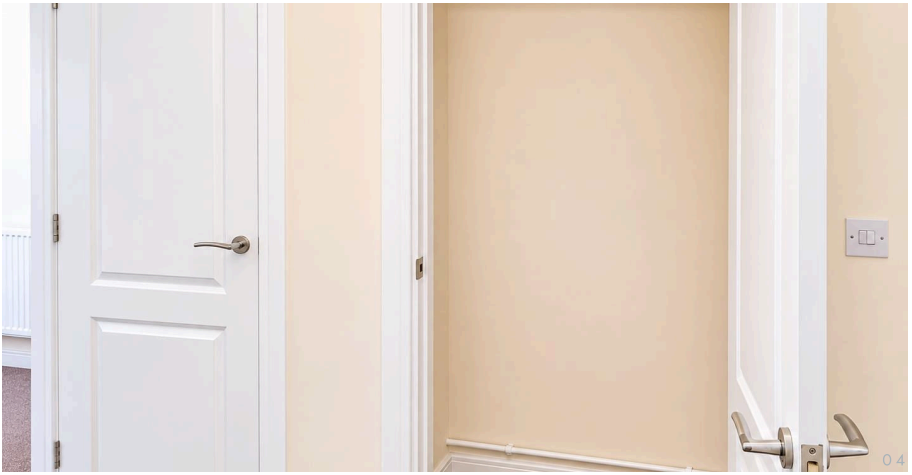
742.70 SQ FT	WELL PRESENTED
COACH HOUSE	GARAGE
WALKING DISTANCE TO THE BRABAZON TRAIN STATION, OPENING 23RD NOVEMBER	GAS CENTRAL HEATING
DOUBLE GLAZING	GREAT LOCATION
PERFECT FOR A COUPLE	DAMAGE DEPOSIT £1609.61



THE PROPERTY

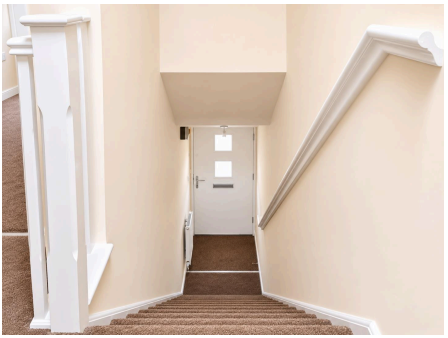
* AVAILABLE 04.01.2027 * LARGE MODERN TWO BEDROOM COACH HOUSE WITH A GARAGE ! Jeffrey Ross are delighted to offer to the rental market this well presented coach house. The accommodation comprises entrance hall, large open plan living/dining room, with archway to a fitted kitchen. Along with two double bedrooms & a Bath/shower room & w/c. Benefits include gas central heating, double glazing & integral garage. Offered unfurnished, White goods include washing machine, fridge/freezer, dishwasher & gas hob/electric oven. The property also benefits from being in an excellent location for CRIBBS CAUSEWAY, AZTEC WEST, ROLLS ROYCE, MOD & AIRBUS. The property has good access to M4/M5 motorway networks along with being within walking distance to the village hotel the Brabazon train station that is opening 23rd November for direct access to Temple Meads station.

https://www.brabazon.co.uk/explore/bristol-brabazon-station Holding Deposit £321.92













ACCOMMODATION

PROPERTY TYPE	COACHHOUSE
INTERNAL AREA	743 SQ FT
FURNISHED	UNFURNISHED
AVAILABLE FROM	4 JANUARY 2027
COUNCIL TAX	BAND B
EPC RATING	81 · POTENTIAL 81



First Floor

Living/Dining Area	5.365m x 3.327m	17'7" x 10'11"
Kitchen	4.205m x 2.210m	13'10" x 7'3"
Master Bedroom	3.612m x 3.187m	11'10" x 10'5"
Bedroom 2	3.612m x 3.155m	11'10" x 10'4"



Ground Floor

Not to scale. Measurements are approximate and for illustration only.



Olivia Melville-Brown

SALES & LETTINGS BRANCH MANAGER
NORTH BRISTOL BRANCH
0117 935 4565
52 FILTON ROAD, HORFIELD, BRISTOL, BS7 0PB

jeffreyross.co.uk

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