



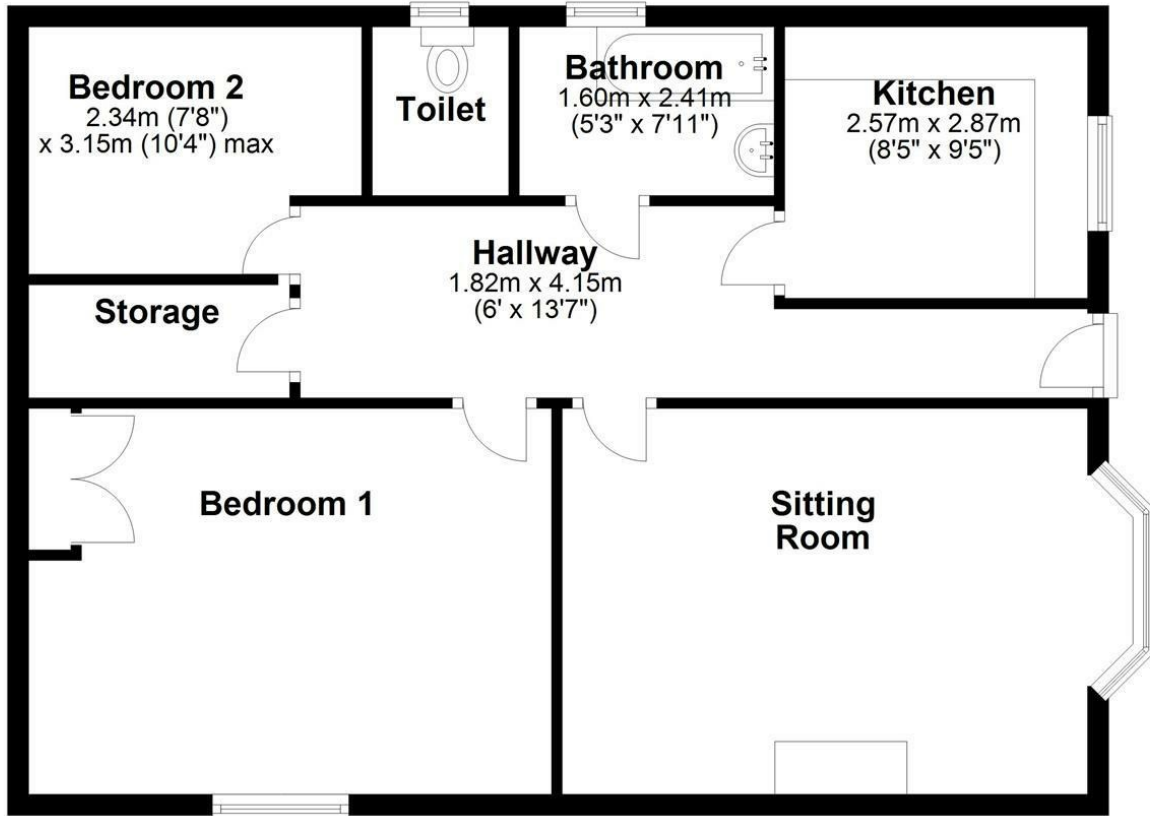
## Cote Cottage, Cote Drive, Westbury On Trym, Bristol, BS9 3UP

A charming cottage that adjoins the rear of this stunning period property that was formerly a care home. The cottage has driveway parking to the front and access to the communal gardens and is a short walk from the Durdham Downs. The accommodation comprises a sitting room, fitted kitchen, a large master bedroom, second smaller double bedroom and a bathroom. Please note that the property is initially available for a 6 month tenancy and there is a fixed utility charge (for the gas of £60 per calendar month. There is also access to a communal laundry on site.

EPC rating E


**£1,100 PCM\* Fees Apply**

## Ground Floor



Whilst Hydes of Bristol endeavours to ensure floorplans be as accurate as possible, the measurements of any items within the property (such as windows, doors and walls) are approximate and no responsibility can be taken for any error.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	