




16 Westbury Lane, Coombe Dingle, Bristol, BS9 2PE

LET AGREED: We are pleased to offer this detached Edwardian family home which is situated in a large garden plot and is a short walk from the Blaise Castle Estate. The house has been refurbished throughout and provides spacious accommodation and benefits from off street parking on the driveway for several cars. The ground floor provides an eat-in kitchen/diner, two reception rooms, a study, utility room and a playroom. Upstairs there are four double bedrooms and the family bathroom, which has a separate bath and shower. The house is available on an unfurnished basis.

**£1,800 PCM\* Fees Apply**

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

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