



## 38 Stanley Road, Warmley, Bristol, BS15 4NX

House + Co Property are delighted to offer this three bedroom middle terrace home situated in Stanley Road, Warmly. The accommodation comprises to the ground floor entrance hallway, spacious lounge, kitchen diner. Upstairs a four piece bathroom, two double bedrooms and a third single room. Further benefits include a large rear garden, gas central heating, double glazed windows, and white goods. Available from early March 2026 and offered unfurnished.

Minimum Tenancy Term - 6 or 12 months by agreement

Council Tax Band - Band B (South Gloucestershire)

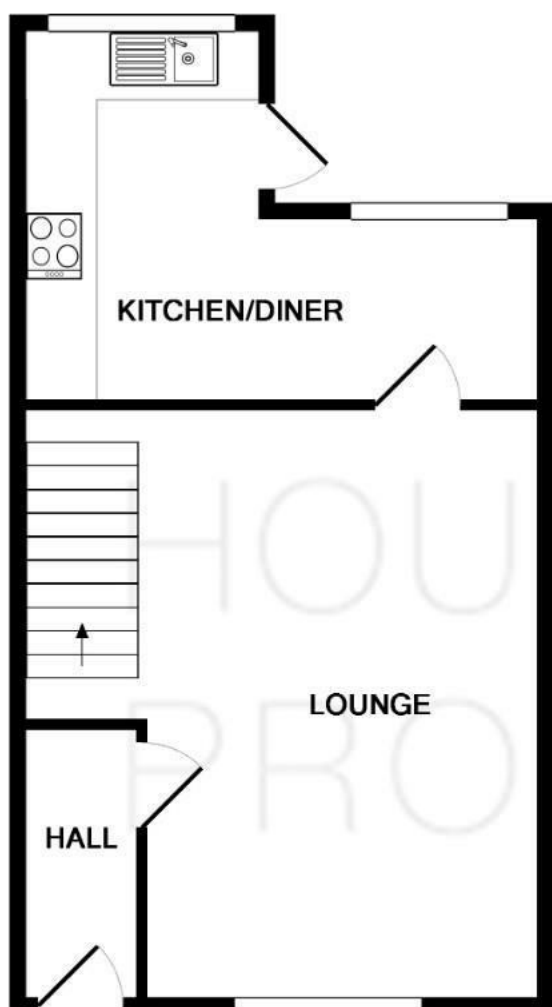
Construction - Traditional Construction

Internet Speed - Download speeds of Standard upto 8Mbps, Superfast upto 80Mbps or Ultrafast upto 1000Mbps

Mobile Coverage - Coverage according to Ofcom mobile checker

- Available Early March 2026
- Unfurnished
- Large Garden
- Professionally Managed By House + Co Property

**£1,495 Per month**



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		87
	68	
England & Wales		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		