



## The Lodge Rose Cottage The Hollows

Coalpit Heath, Bristol, BS36 2UU

**£1,250 Per Calendar Month**



PLEASE READ DO NOT PHONE If you are interested in viewing this property please send us an alert through Rightmove / Zoopla using the Email Agent/request details option on their site. We will then respond with a brief questionnaire. On receipt, we will then contact you. \*\*\*\* Owner Is Looking For A Single Or Professional Couple Only, The Lodge Comes With Hallway, Great Size Lounge Kitchenette, Two Bedrooms And Bathroom, There Is Also A Extended Patio Area And Off Street Parking, Very High Spec Throughout, Available Straight Away. Council Tax Included.





Hallway

Entrance door leading to the hallway, radiator, power points, access to the loft space.

Lounge Kitchenette

Double glazed doors opening to the patio area, tow Velux windors, two radiators, selection of wall and base units with work surfaces over, four ring electric hob, oven and extractor hood, single drainer sink unit, space for washing machine, fitted dish washer and fridge freezer.

Bedroom 1 15'5" x 9'6" (4.70m x 2.90m )

Double glazed doors opening to the patio area, double glazed window, built in wardrobes, radiator, power point.

Bedroom 2 / Office 7'6" x 9'5" (2.30m x 2.88m )

Doubl eglazed window, power points, radiator.

Bathroom 7'8" x 7'6" (2.34m x 2.30m )

Obscure double glazed window, ball claw bath with shower screen and shower over, wash hand basin, WC, feature towel rail radiator, further towel radiator.

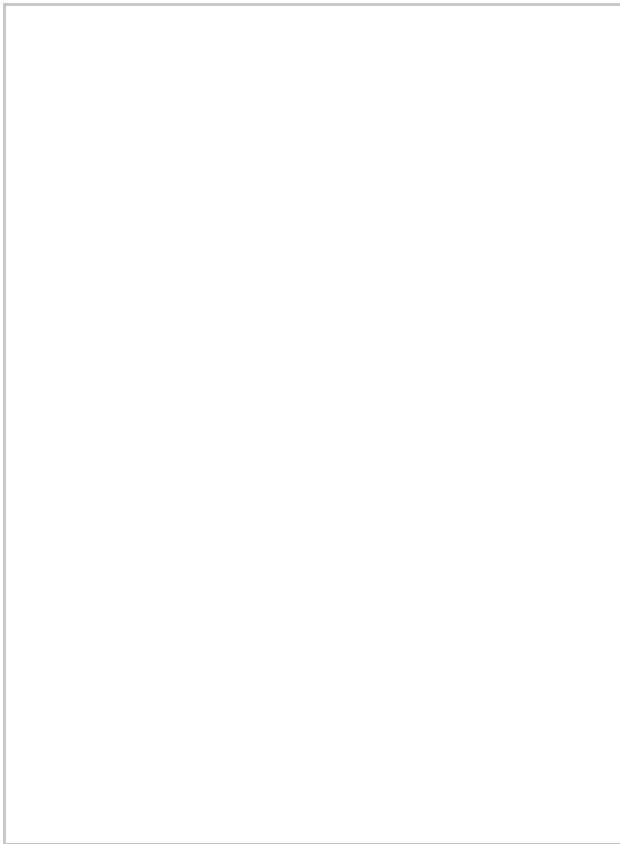
Off Street Parking

View Only From Patio Area And Bedroom

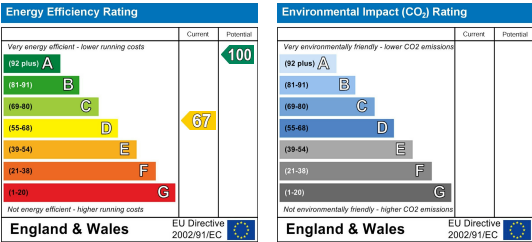
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.