



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Culvery Lane, Bristol, BS39 4AG

£1,250 Per month





Culvery Lane

Bristol, BS39 4AG

- Beautifully Presented Bungalow
- Converted Loft
- Kitchen/Diner
- Carport
- 2 Bedrooms
- White Suite Bathroom
- Stunning Gardens
- Stunning Views

Nestled on the charming Culvery Lane in the picturesque village of Pensford, Bristol, this delightful house offers a perfect blend of comfort and stunning natural beauty. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a tranquil retreat.

The heart of the home is undoubtedly the kitchen/diner, which is designed to be functional. This area is perfect for enjoying family meals or hosting dinner parties, all while taking in the breathtaking views that surround the property.

The two bedrooms are thoughtfully designed to ensure a peaceful night's sleep. The bathroom is conveniently located, offering modern amenities to cater to your daily needs.

One of the standout features of this property is the stunning views that can be enjoyed from various vantage points within the home. Whether you are sipping your morning coffee or unwinding after a long day, the picturesque scenery will surely enhance your living experience.

This house on Culvery Lane is not just a home; it is a lifestyle choice, offering a serene environment while still being within easy reach of Bristol's vibrant city life. If you are looking for a property that combines comfort, style, and breathtaking views, this is an opportunity not to be missed.



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Accommodation

Front door opens to :

Kitchen/Diner

15'9 max x 7'1 min x 14'9 max x 9'2 min (4.80m max x 2.16m min x 4.50m max x 2.79m min)

Base and eye level units with working surfaces. Single bowl sink. Freestanding oven with extractor. Space and plumbing for washing machine. Space for fridge/freezer. Double glazed window. Storage space. Under floor heating. Door opens to :

Sitting Room

8'2 max x 7'4 min x 8'6 max x 12'1 min (2.49m max x 2.24m min x 2.59m max x 3.68m min)

Double glazed windows with stunning views over Pensford. Radiator. Door providing access to the terrace. Wood burner.

Bedroom 1

12'9 x 9'7 (3.89m x 2.92m)

Double glazed window. Radiator.



Bedroom 2 10'9 x 10'5 (3.28m x 3.18m)
Double glazed window. Radiator.

Bathroom
A white suite comprising wash hand basin with concealed storage, WC and bath. Under floor heating. Obscure double glazed window. Partially tiled walls.

Office/Loft Conversion 21'6 x 8'9 (6.55m x 2.67m)
Reduced head height. Velux windows. Eaves storage. Door opens to :

Cloakroom
WC. Space for dryer. Velux window.

Outside
A beautifully maintained garden with a level lawn. Mature shrubs to the border. Shed. Stunning view across Pensford. A second d terrace to enjoy your morning coffee or a glass of wine of an evening. Carport to fit a small car.

Rent Per Calendar Month : £1250.00

Deposit : £1442.00

Energy Performance Certificate Rating : D

Council Tax Band : D

Members Of The Property Ombudsman

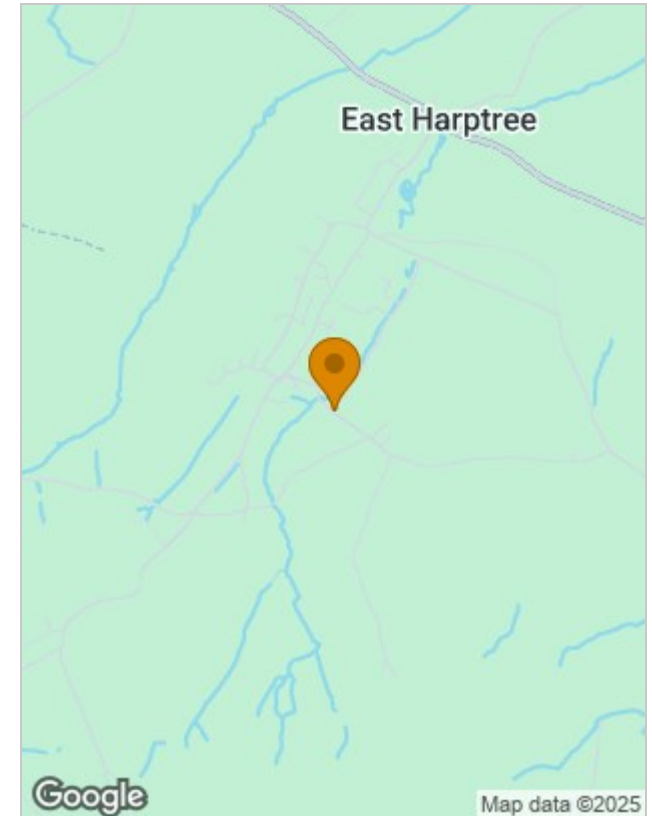
Health & Safety. We would like to bring to potential viewers attention the potential risks when viewing a property. Please take care when viewing the property. We cannot take any responsibility for accidents that take place on a viewing.



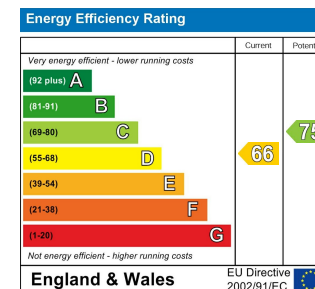




Location Map



Energy Performance Graph



Viewing

Please contact our Adrian Wedlake Residential Lettings & Management Office on 07931138802 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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