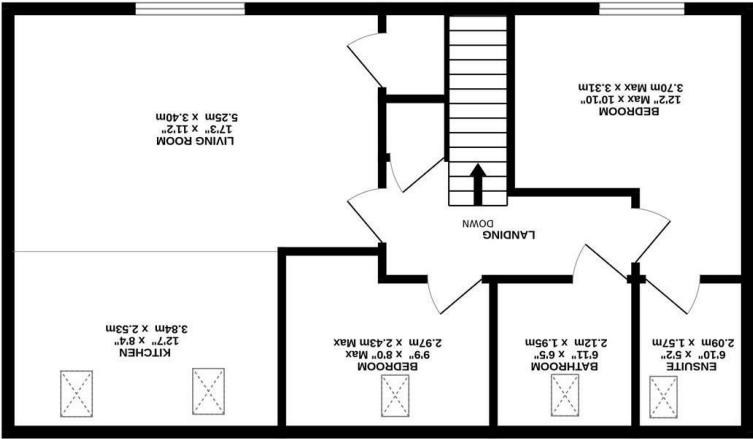


GROUND FLOOR
17' x 18' (5.0 sq.m.) approx.

FLOOR PLAN

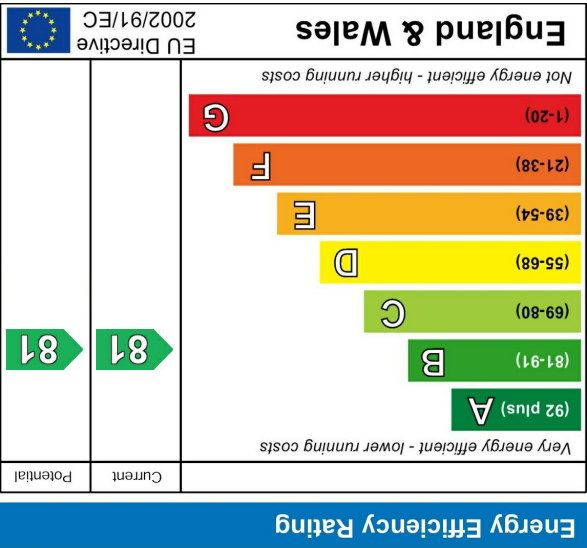


FIRST FLOOR
66'2' x 15' (10.1 sq.m.) approx.

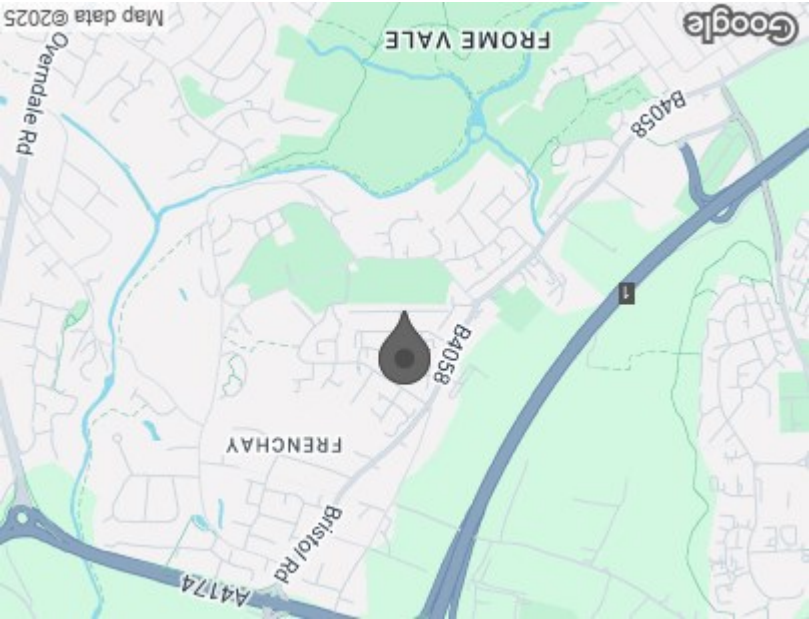
TOTAL FLOOR AREA : 679 sq.ft. (63.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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.
Made with Metropix ©2025

WWW.MCOLEMAN.CO.UK

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 firm employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP





JENKINS WAY

FRENCHAY, BRISTOL, BS16 2NT

£360,000



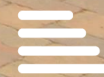
2



2



1



B



Ground Floor

Entrance Hall

First Floor

Hallway

Lounge Area
17'3 x 11'2

Kitchen Area
12'7 x 8'4

Bedroom One
12'2 max x 10'10

En-Suite Shower
6'10 x 5'2

Bedroom Two
9'9 x 8'0 max

Family Bathroom
6'11 x 6'5

External

Allocated Parking x2

Store

Communal Bike Store



A charming two bedroom coach house apartment boasting wonderful green views towards Frenchay Common. Beautifully presented and offering a light and airy feel throughout this home will potentially suit those looking to take their first step onto the property ladder, those downsizing or investors looking to add to a portfolio and many in between.

Benefitting from its own private door the apartment has a welcoming entrance with stairs rising to the first floor. The main living space is positioned to the front of the property to take advantage of the view, a combination of floor to ceiling double glazed windows and two Velux style windows flood the space with natural light. The kitchen has a range of wall and base units finished in a delicate grey, contemporary handles lend the timeless Shaker style doors a modern twist. Integrated appliances include an eye level double oven, gas hob, extractor fan, dishwasher and fridge freezer.

The well proportioned principle bedroom boasts wonderful green views and an en-suite shower room. Bedroom two is also a double in size, has a Velux style window set into the pitched ceiling and an alcove perfect for wardrobes.

Following simple clean lines the bathroom is partially tiled and fitted with a white three piece suite including a mains plumbed shower over the bath.

Completing the accommodation on this level is a laundry cupboard with space and plumbing for a washing machine.

Externally, the property includes two allocated parking spaces and a secure private storage area in the communal bike store – ideal for seasonal items or additional household storage.

The property is perfectly located for the open space of Frenchay Common and walks along the River Frome. There is easy access to the motorway networks of the M32, M4 and M5 with Bristol Parkway Railway Station close at hand.

