



5 Church Road, Bristol, Somerset BS8 3QP

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A three/four bedroom detached cottage with large, level gardens situated in the very heart of this popular village. Formerly serving as stables to neighbouring Leigh Lodge and now a charming and individual home with truly versatile accommodation to suit both upsizers with family or downsizers without.



3



2

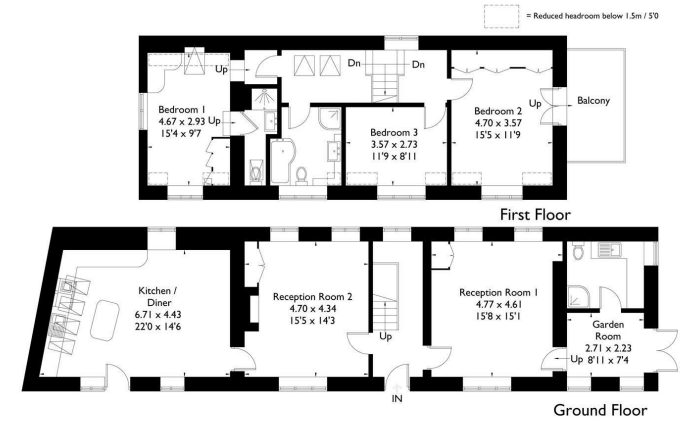


2



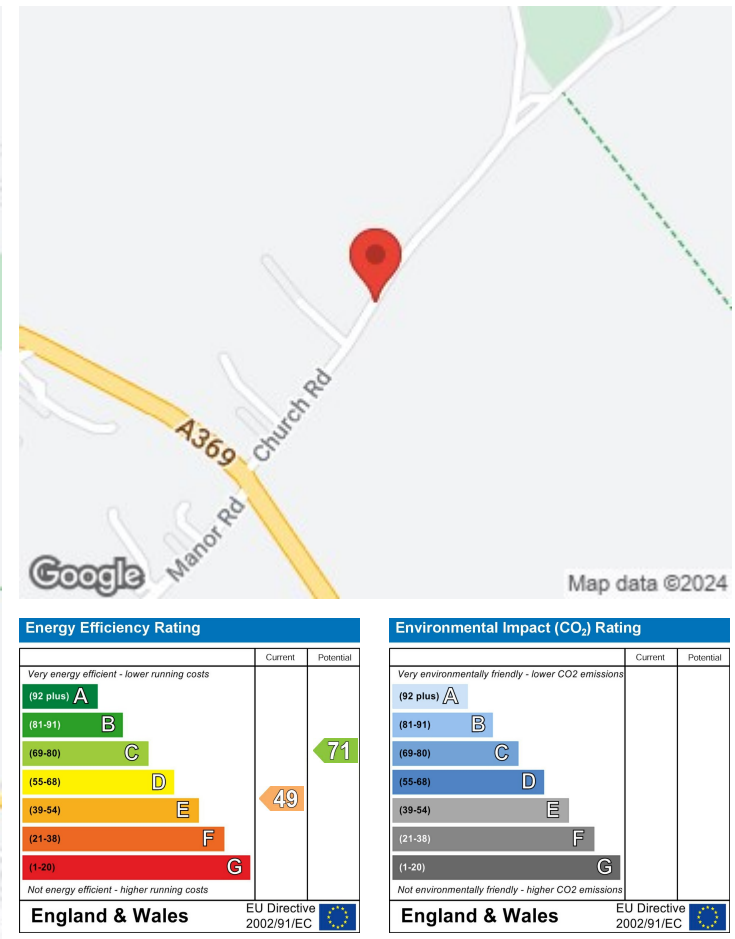
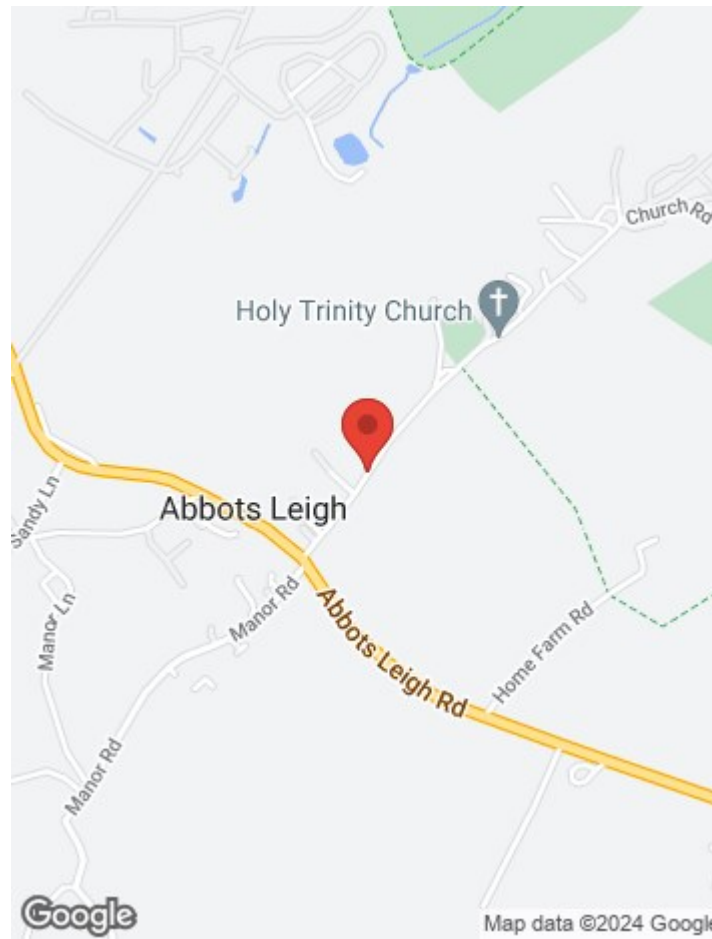
5 Church Road, Abbots Leigh, Bristol, BS8 3QP

Approximate Gross Internal Area
163.7 sq m / 1762 sq ft



Job Ref: 200867

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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			
		49	71
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

OTHER INFORMATION



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