



The Old Wesleyan Church, Warmley, Bristol, BS30 8BH

Offers In Region Of £375,000

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The Old Wesleyan Church, Warmley, Bristol, BS30 8BH

Quote Reference NF0664 To Arrange Your Viewing

The Old Wesleyan Chapel, in Warmley, dates back to 1899, and was converted into beautiful homes in 2002 all with a unique layout. Number three is situated on the top floor, a loft style property with great open spaces and is adorned with wooden beams and arched windows. The Apartment has had a recent make over with all the fittings and furnishings new and very high quality. This trendy home will be great to live in and show off to friends. A home to be proud of full of light and room. A practical layout too. Your challenge will be to fill the open Kitchen/dining/living room area! Located in a quiet area with the hustle and bustle of the City's of Bath and Bristol nearby as well as the calm green of the open South Gloucestershire countryside in the opposite direction.





Communal Hall

Double wooden doors into with an arch window above, stairs leading to the first floor and laminate flooring.

Entrance Hall

Wooden door into the Apartment with carpeted stairs leading to the upper floor landing, smoke alarm and arch window to the front aspect.

Landing

Smoke alarm, loft hatch, exposed wooden roof trusses and support beams and telephone entry system.





Kitchen/Dining/Living Room

8.35m max x 5.6m max 27'4" x 18'4"

Double glazed doors and arched windows to the rear aspect, two double glazed skylight windows to the side aspects, exposed wooden roof trusses and vertical support beams, lights are hidden in the beams. There is a range of wall and base units including a large island with quartz work surfaces. The Island has an induction hob with an integral extractor fan, there is also a range of fitted appliances including an oven and microwave, fridge/freezer, dishwasher and washing machine, inset sink with a mixer tap over. The room has an open plan layout you can section up with a dining table and sofas. The area around the kitchen has a vinyl floor and the rest has carpet. There are three radiators and a heating thermostat control, television and telephone aerial.

Bedroom Three/Study

2.93m x 2.76m (9'7" x 9'0")

Glazed French doors lead into from the Living room with a double glazed skylight window to



unit and vinyl flooring.

WC

1.56m x 1.08m (5'1" x 3'6")

Extractor fan, recessed spot lights, exposed wooden beams, electric mirror, shaving socket, towel radiator and vinyl flooring. There is a two piece suite comprising of a vanity unit and wash hand basin plus a low level WC.

Bedroom One

5.49m max x 3m max (18'0" x 9'10")

Double glazed skylight window to the side aspect, recessed spot lights, exposed wooden beams, eaves storage, radiator and USB sockets.

Ensuite Shower Room

2.05m x 1.39m (6'8" x 4'6")

Light tunnel, extractor fan, recessed spot lights, partially tiled walls, electric mirror, shaving socket, towel radiator and vinyl flooring. There is a three piece suite comprising of a double walk-in shower cubicle with a mixer shower over, vanity



Bedroom Two

3.83m x 2.98m (12'6" x 9'9")

Double glazed skylight window to the side aspect, recessed spot lights, exposed wooden beams, radiator, television aerial and USB sockets.

Ensuite Bathroom

2.73m x 1.65m (8'11" x 5'4")

Light tunnel, extractor fan, recessed spot lights, partially tiled walls, electric mirror, shaving socket, towel radiator and vinyl flooring. There is a three piece suite comprising of a bath with a glass shower screen and mixer shower over, vanity unit with wash hand basin and a low level WC.

Twin parking Spaces

To the front of the property at the far side are two parking spaces side by side which are block paved and belong to this apartment.





Communal Bin Store

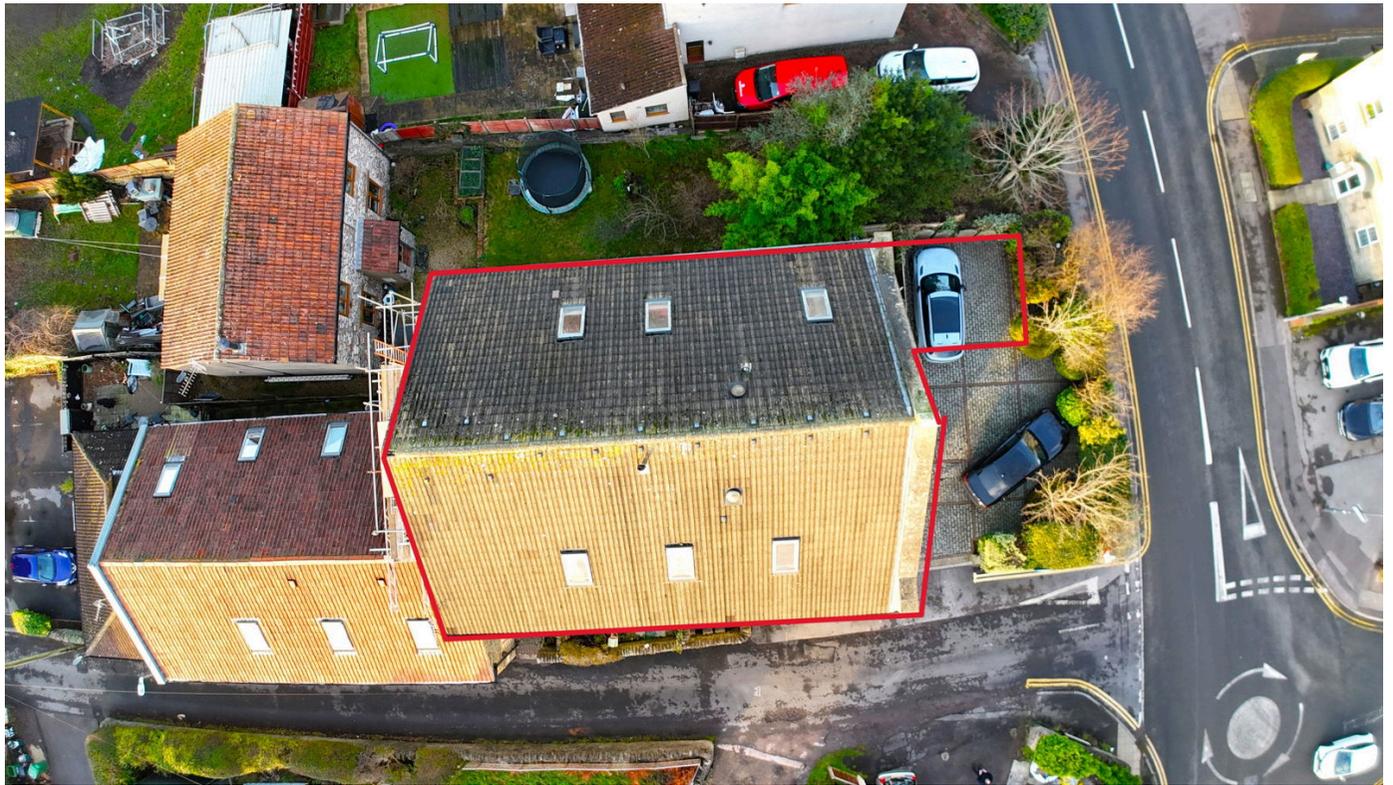
Next to the front of the property is a bin store area with a wooden feather edge surround and a gate.

Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

EPC = C Council Tax Band – D (£2, 379.92 PA estimate) – South Gloucestershire Council.

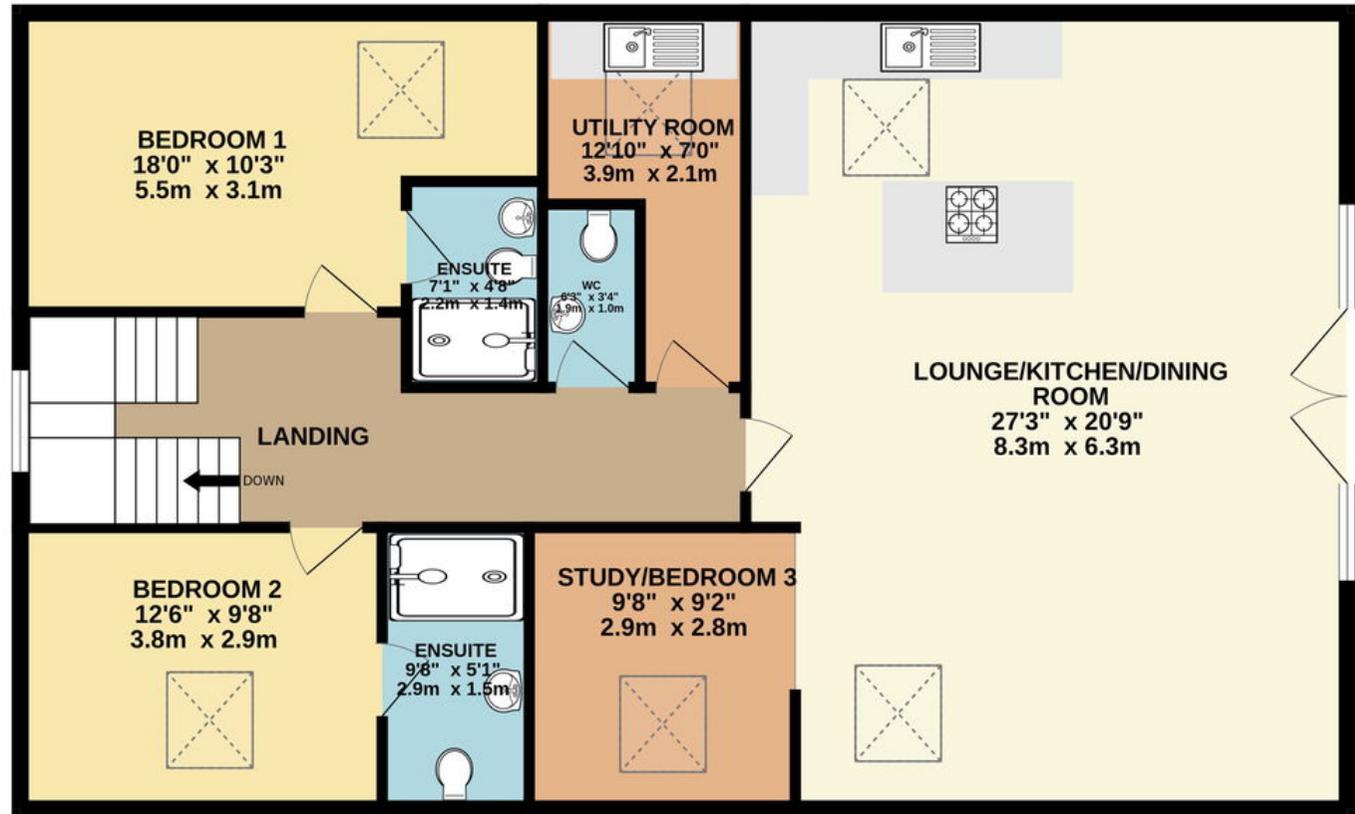
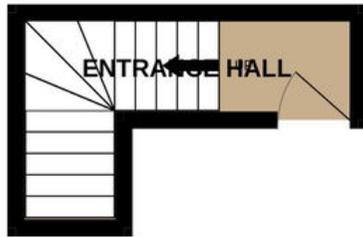
Services - Mains electricity, Mains gas, Mains water, Mains drainage. Leasehold property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
57 sq.ft. (5.3 sq.m.) approx.

1ST FLOOR
1249 sq.ft. (116.0 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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