



**Beckspool Road,
Frenchay, Bristol, BS16 1YB**

Rent: £1,400 pcm

Property Features

- * Beautiful 2 bed character converted coach house
- * Open plan kitchen / dining / lounge area
- * Beamed and vaulted lounge
- * 2 bed, master ensuite
- * Private exclusive location
- * Large communal garden
- * White goods included
- * No Sharers / Smokers / Benefits

Full Description

KITCHEN/DINING ROOM

23' 5" x 18' 10" (7.14m x 5.74m)

Open plan kitchen diner. Fully fitted kitchen with built in fridge-freezer, dishwasher, hob with electric oven under, sink and drainer. Utility area with further sink and built in washer dryer.

Large dining area. Under floor heating throughout.

STUDY

Study space in stair well, with built in under stair cupboard.

Under floor heating. Stairs rising to first floor

LOUNGE

18' 4" x 14' 7" (5.59m x 4.44m)

Stone walled with a vaulted / beamed ceiling. French doors to patio and communal garden area. Under floor heating.

BEDROOM 1

12' 4" x 10' 0" (3.76m x 3.05m)

Under floor heating, window to front elevation

ENSUITE SHOWER ROOM

Fitted with shower unit, basin and low level wc. Under floor heating.

BEDROOM 2

14' 9" x 8' 7" (4.5m x 2.62m)

Under floor heating, window to rear aspect

SHOWER ROOM

8' 10" x 8' 3" (MAX) (2.69m x 2.51m)

Under floor heating, double shower unit, vanity basin unit and low level wc. Heated towel rail

CARPORT & STORAGE



Large carport with 3m x 5m (APPROX) storage area. IF NOT REQUIRED, RENT IS REDUCED BY £150 PCM.

COMMUNAL GARDEN

Large communal garden laid mainly to grass. Maintenance of this area is included in the rent. Private patio area adjacent to the property.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements