



**Patchway**  
Bristol, BS34 6BU

**Rental £1,850 Monthly**  
**4 Bedroom House**  
**Available 10 June 2025**

Homelink Lettings, Tramshed Tech, Griffin House, High Street, Newport, NP20 1FX  
Email: [admin@homelinklettings.com](mailto:admin@homelinklettings.com) | Tel: 01633 910018

Opening Times: Mon 09.00 - 23.00 | Tue 09.00 - 23.00 | Wed 09.00 - 23.00 | Thurs 09.00 - 23.00 | Fri 09.00 - 23.00 | SatClosed | Sun Closed

## Situation

Key Features:

Four Bedrooms

- Flexible Fourth Bedroom/Study
  - Generous Living Room with Patio Doors to Garden
  - Spacious Kitchen/Dining Room
  - Downstairs Cloakroom
  - Main Shower Room
  - Private Courtyard Garden
  - Driveway Parking
  - Large Garage
  - Excellent Transport Links (Just off the A38)
- Proximity to key employers and business parks  
Available from 10th June 2025

Description:

A beautifully presented semi-detached family home situated in the sought-after area of Stoke Lodge, Bristol. The property offers spacious, well-maintained accommodation throughout and is ideal for families or professionals seeking a quality rental home with excellent access to local amenities and commuter routes. Property available from 10th June 2025.

On the ground floor, a welcoming entrance hallway with staircase to the first floor also gives access to a downstairs cloakroom. A versatile room at the front of the house can be used as a study or fourth bedroom, comfortably accommodating a small double bed and furnishings.

The generous living room spans the length of the property and features an electric ornamental fireplace, with patio doors opening out to the private rear garden. The kitchen/dining room is equally spacious, equipped with a free standing gas cooker, extractor fan, American-style fridge freezer, washing machine and space for a dishwasher. A side door provides additional access to the garden.

Upstairs, a bright and airy landing leads to the main shower room, two large double bedrooms (one with built-in wardrobes, the other with a freestanding wardrobe), and a well-proportioned third bedroom.

Externally, the property boasts a low-maintenance, paved courtyard garden, a spacious garage, and driveway parking for multiple vehicles.

Location Highlights:

The property is conveniently located within walking distance of a local convenience store and enjoys easy access to The Mall at Cribbs Causeway, as well as the M4/M5 motorway network.

A primary school is situated on nearby Amberley Road, with a choice of secondary schools also close by.

Ideal for professionals, the property is within close proximity to major employers, including:

- Rolls-Royce
- British Aerospace
- Aztec West Business Park
- Abbey Wood HP (Hewlett-Packard)
- Ministry of Defence (MOD Abbey Wood)
- University of the West of England (UWE Bristol)
- Cribbs Causeway Shopping Mall

This property offers an exceptional opportunity for tenants working in these industries, combining space, comfort, and location.

If you are interested in viewing this lovely and spacious home, call us on 01633 910018 – we'd love to show you around.

Additional Information

## Directions

## Further Information

The deposit required is £2,100

Deposit: £2,100  
 Rent: £1,850  
 Holding deposit: £300  
 EPC Rating: C  
 Council Tax Band: B  
 Property being let unfurnished

**Holding Deposit.**

Paid by you to reserve the property. This will only be withheld if the tenancy does not commence (including guarantor (s) due to the applicant withdrawing from the tenancy and not proceeding on the agreed date, if the applicant fails a Right to Rent check, provide false, incorrect, or misleading information, or fail to sign the contract) and/ or Deed of Guarantee).

**Accommodation**

All measurements are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- ) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- ) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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