



SARAH CLARK
PROPERTY CONSULTANTS

8 WOODLANDS |
CHURCH ROAD, BRISTOL, BS9 1JT

Available 1st May 2025 this is a stunning two double bedroom apartment set in a quiet location but close to local amenities and Durham Downs.

Rental properties such as these are rare to market and the landlord is flexible with unfurnished or furnished (some items will be removed but most furniture can stay if required).

The apartment is spacious and bright and has lovely views from each room and comes with an allocated parking space.

The accommodation consists of: a large lounge to the rear of the building which has far reaching views over the countryside and some lovely period features.

The modern kitchen is fully equipped with gas hob, electric oven, fridge/freezer, wine cooler and washing machine.

The large master bedroom has lovely views, a vast amount of built-in wardrobes and is well presented with neutral decoration, shutters to the windows and carpet. The second bedroom is again a good size double and equally enjoys the views.



Features

- Available 1st May 2025
- Beautiful Two Double Bedroom Apartment
- Offered Furnished or Unfurnished Landlord Flexible
- Large Lounge with Stunning Views
- Luxury Bathroom
- Modern Kitchen
- Off-Street Parking
- Quiet Location





TENURE

SERVICES

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LOCAL AUTHORITY

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8 Woodlands



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-54) E			
(11-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Total Area: 109.9 m² ... 1183 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
www.inovusproperty.co.uk



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