



Coach House 'To Let'  
**£1,350 PCM**  
Over Drive, Charlton Hayes



**KEY FEATURES**

Modern Two Bedroom, First Floor Coach House - Well-Maintained Development - Living/Dining Area With Plenty Of Space For Both Dining And Living Suite - Smart Fitted Kitchen - Utility Area With Washing Machine - Two Sizeable Double Bedrooms, One With Built In Storage - Pristine Family Bathroom With Shower Over Bath - Garage - Allocated Parking  
**EPC - C - DEPOSIT £1557.00**

## Description

This modern two-bedroom apartment is located on the first floor of a highly sought-after development in Charlton Hayes, offering stylish, spacious living in a convenient location. Designed with contemporary lifestyles in mind, the open-plan layout seamlessly combines the living, dining, and fully fitted kitchen area—complete with an integrated fridge freezer—making it ideal for both everyday living and entertaining. The apartment features two generously sized double bedrooms, including a principal bedroom with fitted wardrobes, and a sleek, modern family bathroom. On the ground floor, there is a private garage and a practical utility area with a fitted washing machine. Additional benefits include an allocated parking space.



## Situation

Charlton Hayes is a modern and vibrant residential development located in Patchway, just north of Bristol and close to the M4/M5 interchange—offering superb commuter links by road and rail, with Bristol Parkway Station providing direct services to London Paddington and South Wales. The nearby Cribbs Causeway retail and leisure complex offers an extensive range of shops, restaurants, and entertainment options including a cinema, bowling, and fitness facilities. Local amenities in Patchway include supermarkets, cafes, medical centres, and community spaces, along with numerous parks and green areas ideal for families and outdoor activities. Charlton Hayes is well-served by a range of primary schools and is within easy reach of Patchway Community School, a secondary school with a growing reputation for both academic and extracurricular opportunities ([www.patchwaycs.com](http://www.patchwaycs.com)). The area blends the convenience of modern living with access to open spaces and strong transport links, making it a popular choice for families and professionals alike.



## Local Authority & Council Tax

South Gloucestershire Council  
Council Tax Band - B

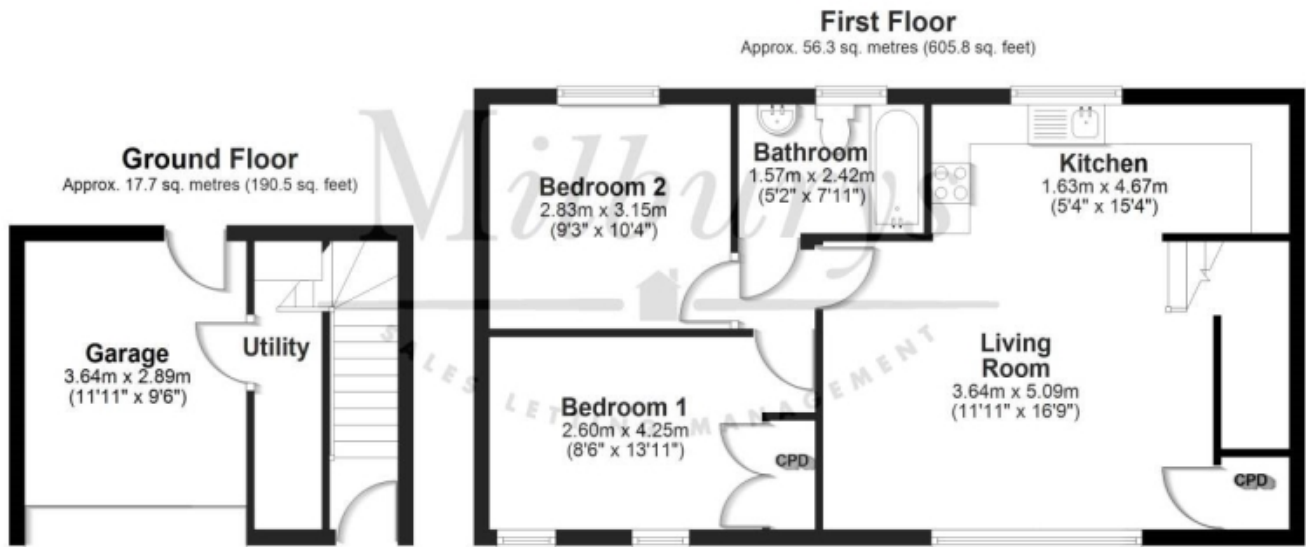


## Contact & Viewing

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## Floorplan



## Additional Photos



## Important Notice

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