



Poplar Road, Warmley, BS30 5JX  
03334041188 option 3

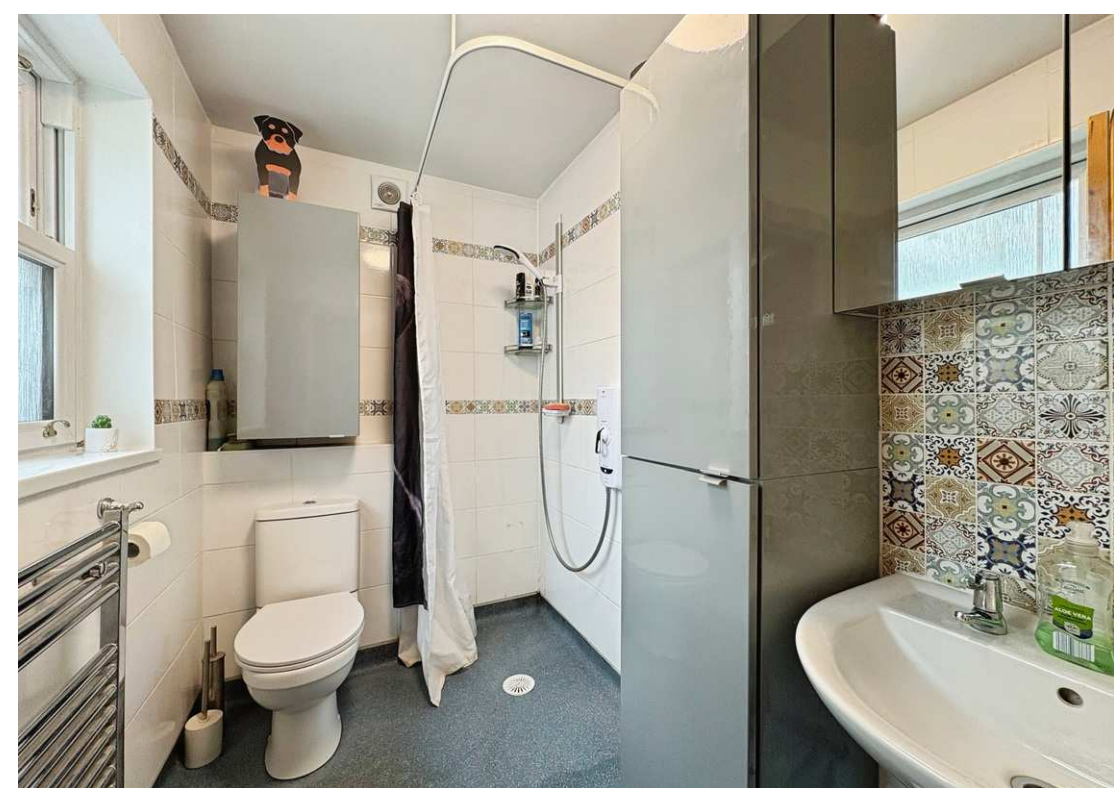
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## Poplar Road, Warmley, Bristol, BS30 5JX

This two bedroom character cottage located within Warmley, close to walking & cycling routes via the Bristol & Bath cycle path offers a practical layout in good condition, ideal for first-time buyers looking for a lovely home to make their own.

Inside, the ground floor provides two separate reception rooms: a living room with exposed brick chimney breast and inset wood burner and a cosy dining room, giving flexibility for relaxing and entertaining. The farmhouse style kitchen offers a homely feel with space to cook comfortably. There is a good size wet room and utility/lean to completes the downstairs. Upstairs, the master bedroom benefits from its own en-suite, while the second bedroom is a good-sized double. Owned solar panels are installed, helping to improve energy efficiency and reduce running costs. Windows tilt inwards to make cleaning easier.

Warmley is well known for its walking and cycling routes, including easy access to the Bristol and Bath Railway Path, popular with commuters, runners and families. Nearby schools serve the local community, making the area convenient for those with children.

For day-to-day needs, Warmley sits between Bristol and Bath, with a range of supermarkets, cafés and local amenities available in the surrounding area. Regular bus services run towards Bristol city centre and Bath, with typical journey times of around 30–40 minutes depending on route and traffic, making commuting manageable.

This 2-bedroom terraced house combines practical living space, energy-conscious features and access to outdoor routes, providing a solid option for first-time buyers seeking a home in the Warmley area.

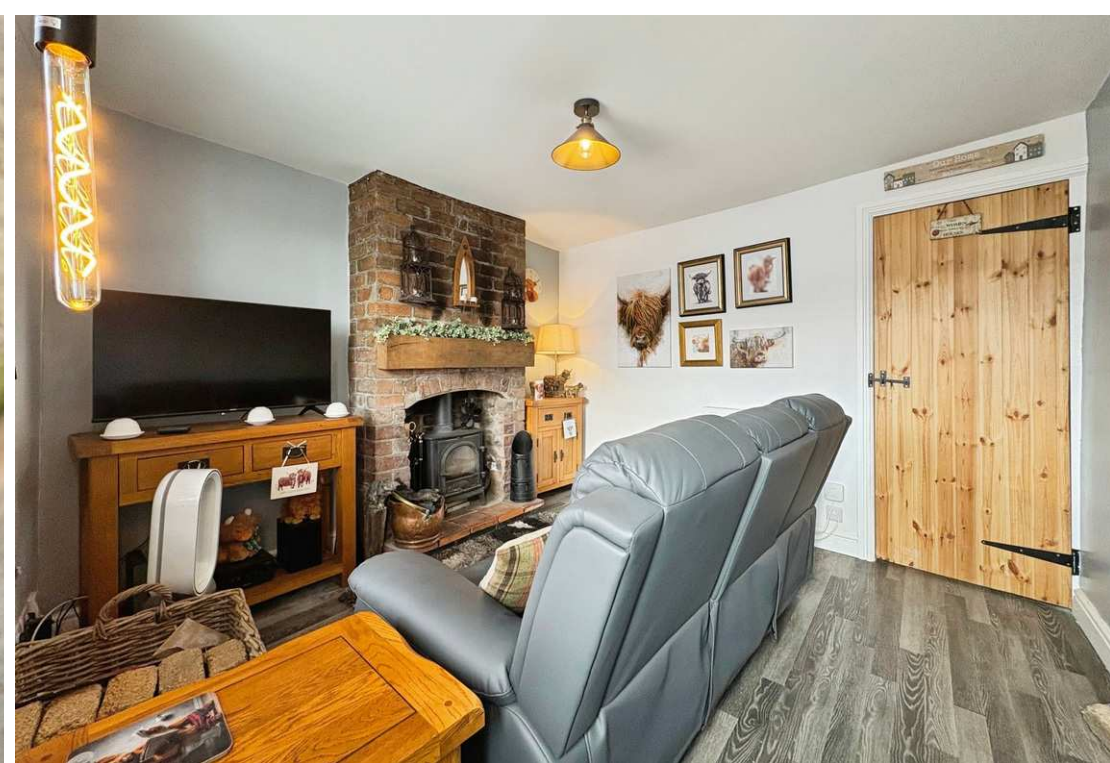
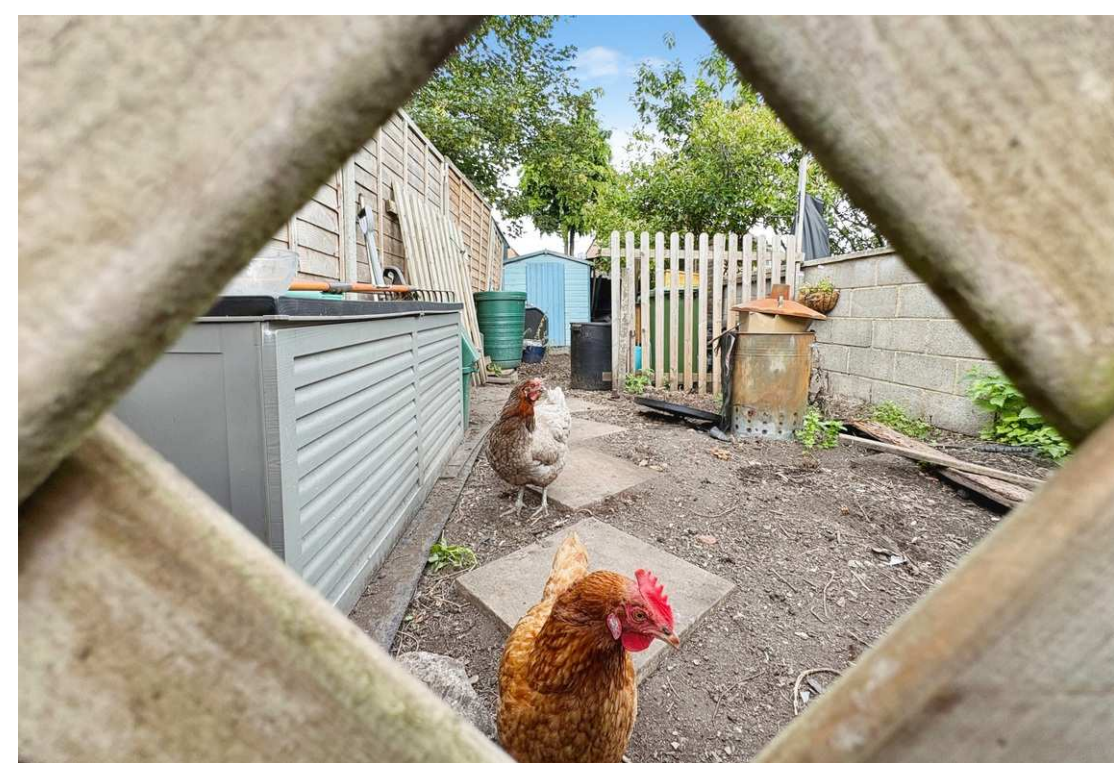
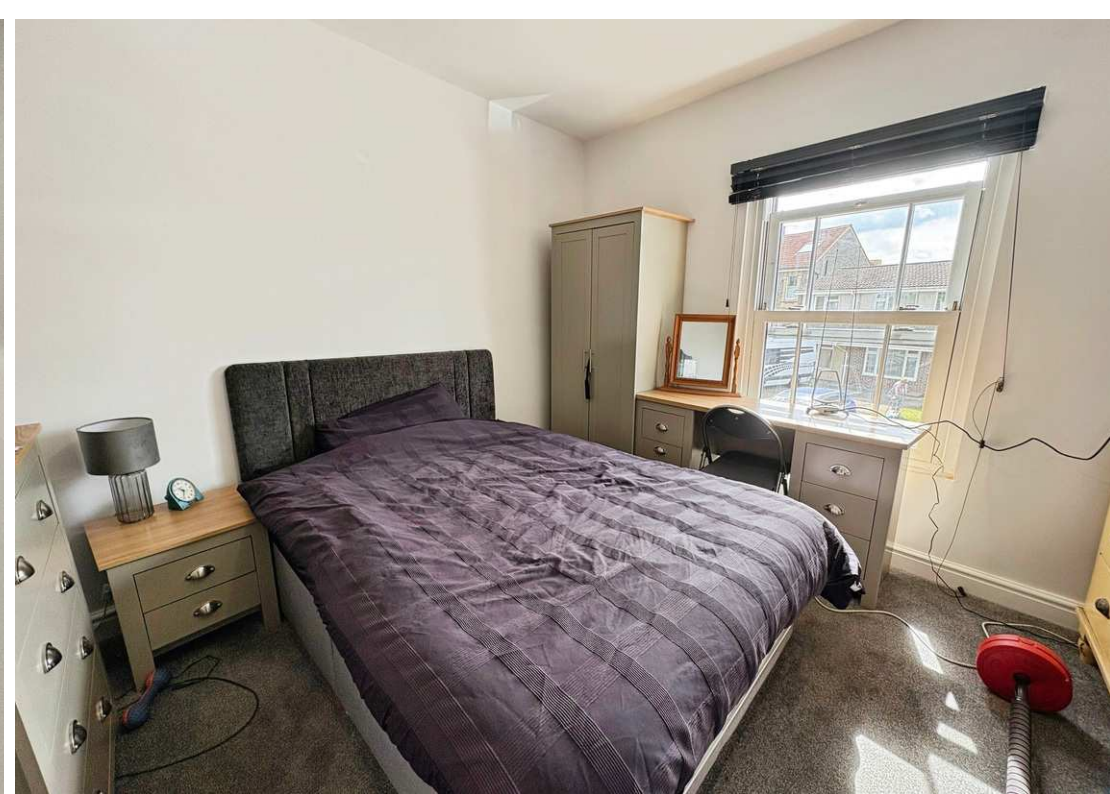
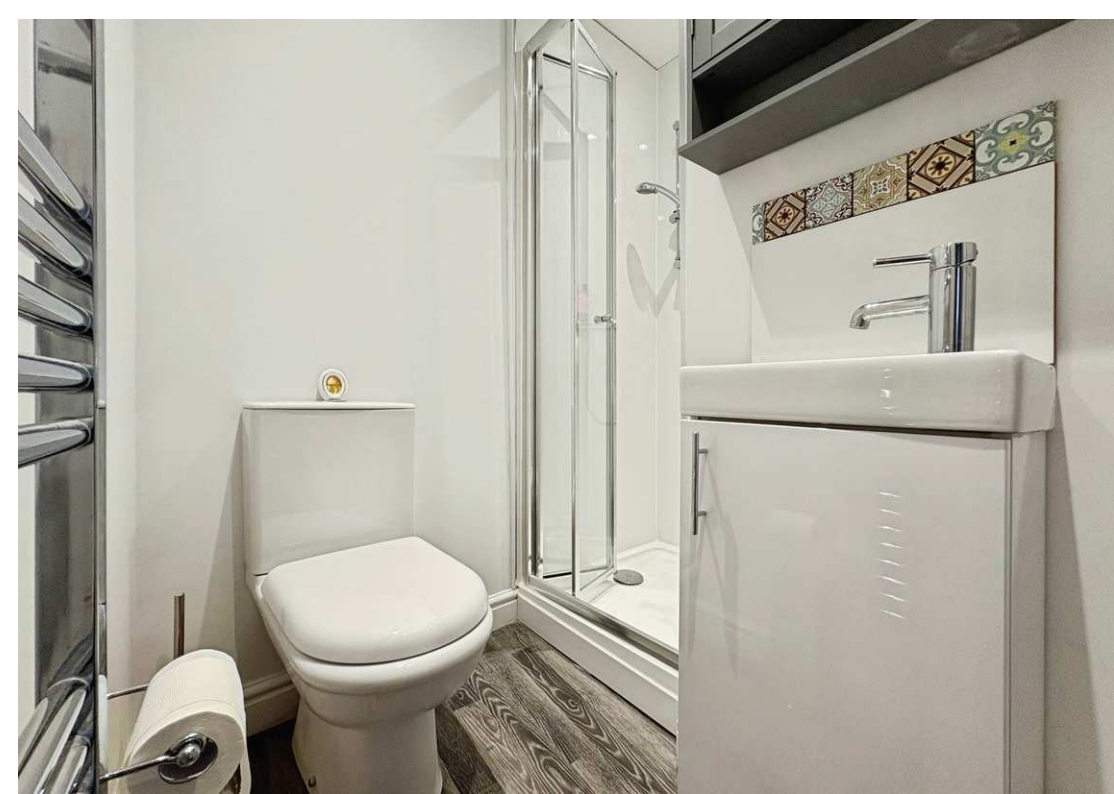
Council Tax Band B

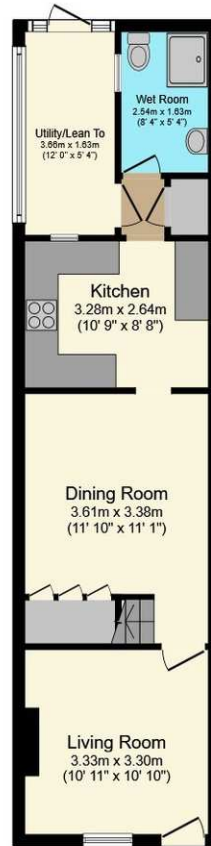
\*Owned Solar Panels

\*\*Please note the land is subject to a perpetual yearly rent charge of £1.5s.0d created by a Conveyance of the land in this title and other land dated 1 July 1949

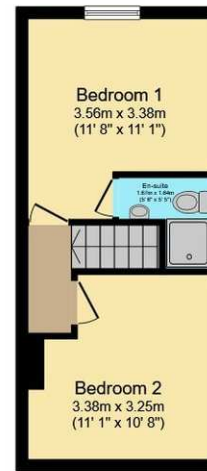








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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