

**Blue Sky**  
SALES • LETTINGS • MANAGEMENT

**Like what you see?**

**Get in touch to arrange a viewing!**

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**📍 28 Ellacombe Road, Bristol, BS30 9BA**

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**The important bit!**

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.





Council Tax Band: B | Property Tenure:

THREE BEDROOM END OF TERRACED HOUSE!! DRIVEWAY PARKING!! OFFERED UNFURNISHED!! Blue Sky are pleased to offer for rent this 3 bedroom end of terraced home located on Two Mile Hill Road in Kingswood. The property is situated on a major transport route, in and out of the city, and is within walking distance to local amenities, schools and shops. The accommodation comprises; entrance hallway, kitchen and an open plan lounge/diner on the ground floor. To the first floor you will find the 3 bedrooms and three piece bathroom suite. Externally the property boasts driveway parking for one car, an enclosed low maintenance rear garden and wooden built cabin with power. Ideally suited to a couple, family or sharers ( sharers considered at £200/per month extra due to licencing requirements). Not suitable for students, smokers, Pet considered at an pet premium of £30 per pet. Available Now!!

Council Tax Band: B  
Holding Deposit 1 week : £345.00  
Dilapidations Deposit 5 weeks : £1725.00

AWARD WINNING LETTINGS AGENT.



**Hallway**  
Understairs storage cupboard housing fuse box.

**Kitchen**  
9'9" x 8'2" (2.97 x 2.49)

**Lounge / Diner**  
23'4" x 11'5" (7.11 x 3.48)  
Patio doors to rear garden.  
Triple glazing to front

**Landing**

**Bedroom One**  
12'7" x 9'8" (3.84 x 2.95 (3.83 x 2.94))  
With Fitted Wardrobe

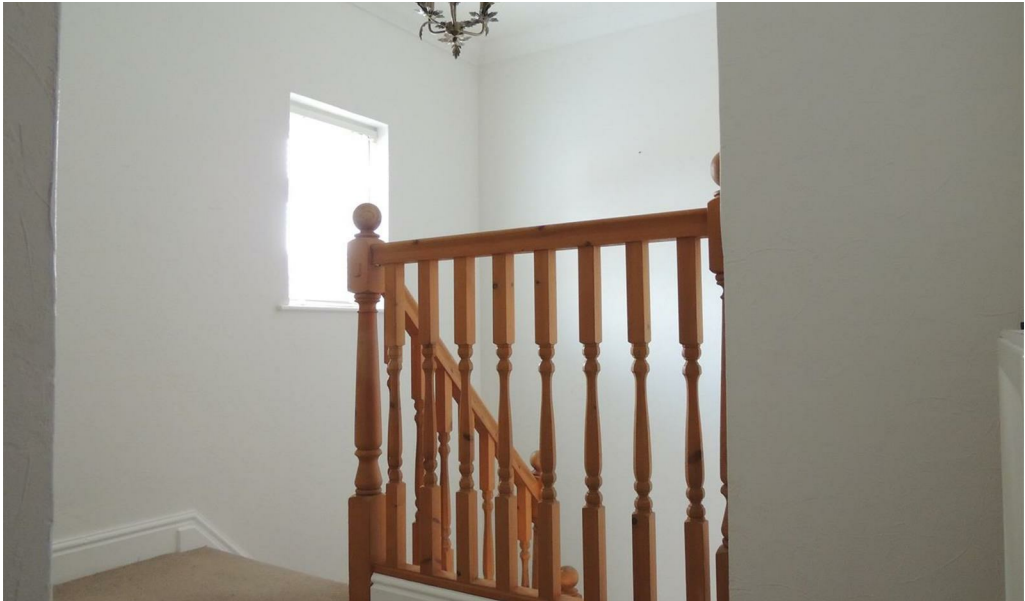
**Bedroom Two**  
9'7" x 9'3" (2.92 x 2.82)

**Bedroom Three**  
8'2" x 6'1" (2.49 x 1.85)

**Bathroom**  
Comprising of a 3 piece white suite with WC, wash hand basin and corner bath with shower over.

**Rear Garden**  
Enclosed low maintenance rear garden with power and water

**Shed / Office**  
With light, power, wall mounted heater, vent for tumble dryer, storage and shelving



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	84
England & Wales	EU Directive 2002/91/EC	

