





SALES • LETTINGS • MANAGEMENT

Like what you see?

Get in touch to arrange a viewing!

☎ 0117 9328165

✉ info@bluesky-property.co.uk

📍 28 Ellacombe Road, Bristol, BS30 9BA

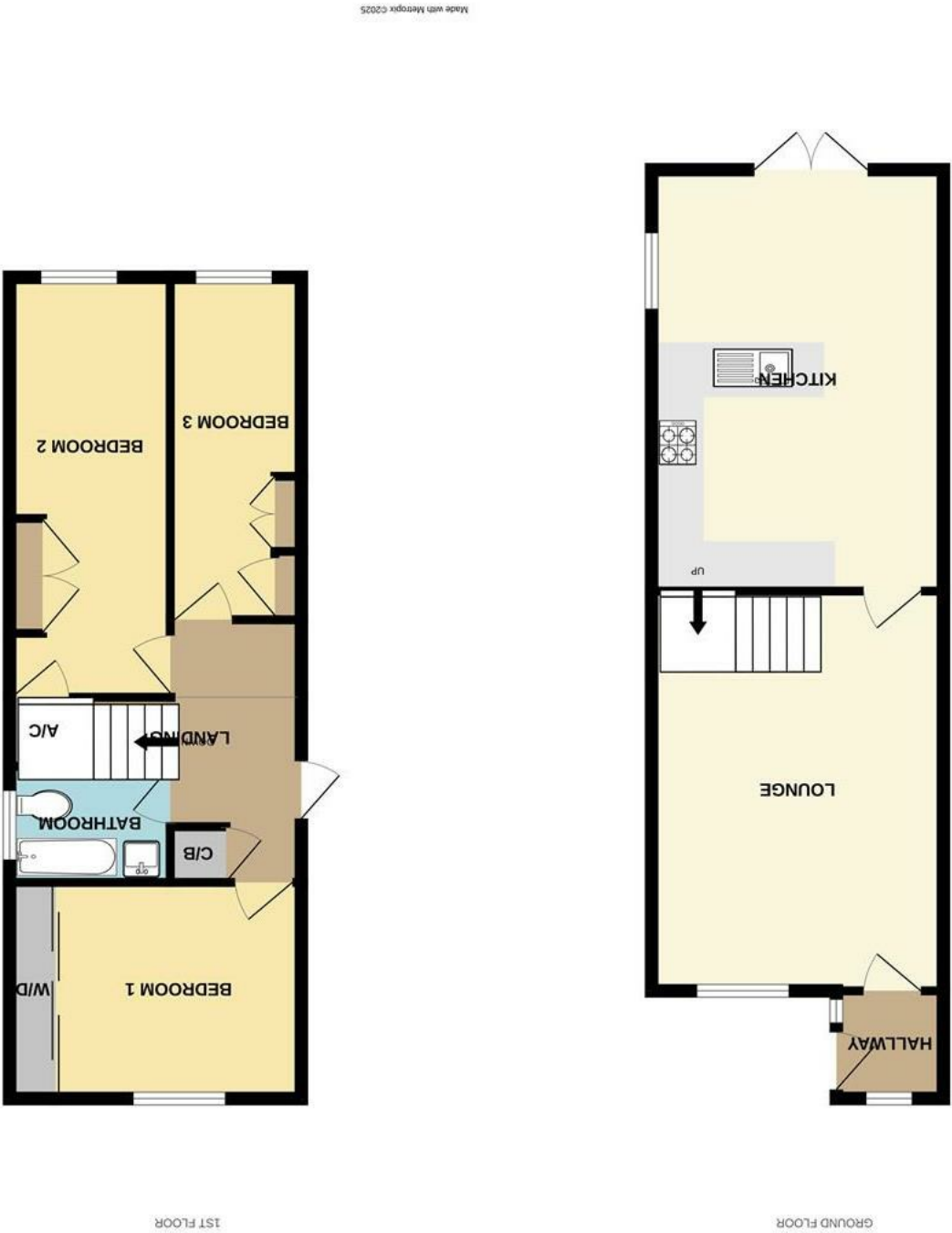
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The Important Bit!

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.



8 Cloverdale Drive, Longwell Green, Bristol, Gloucestershire, BS30 9XZ

£1,500 PCM



Council Tax Band: B | Property Tenure:

NEWLY EXTENDED AND RENOVATED 3 BEDROOM HOME WITH OFF ROAD PARKING IN LONGWELL GREEN - AVAILABLE NOW!! With easy access to the Bristol Ring Road and local amenities including Gallagher Retail Outlet, Aspects Leisure Park, not to mention local schools, this property certainly has plenty to offer. Internally, the property has a well proportioned lounge which offers the perfect place to relax in the evenings. There is a extended Kitchen / Diner with french doors leading to the garden The front bedroom on the first floor boasts fitted wardrobes, with 2 single bedrooms to the rear. The bathroom has a shower over the bath and white suite. Externally, the property has front and rear gardens plus an off road parking space! With so much to offer, this property is a must see!! Not suitable for sharers smokers, pets or students.

Council Tax Band: B
Holding Deposit 1 week : £346.15
Dilapidations Deposit 5 weeks : £1730.76

AWARD WINNING AGENT



Front garden and parking

Entrance porch
4'05" x 4'05" (1.35m x 1.35m)

Lounge
17'5" x 21'3" (5.33m x 6.48m)

Kitchen / Diner
18'4" x 12'11" (5.6m x 3.96m)

Landing

Bedroom 1
5'6" x (1.7 x)

Bedroom 2
5'6" x 21'3" (1.7 x 6.48)

Bedroom 3
5'6" x21'3" (1.7 x6.48)

Bathroom
7'09" x 4'08" (2.36m x 1.42m)
Comprising of 3 piece white suite with WC, wash hand

basin and bath with shower over

Rear Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

