

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/drainaged, 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.

The Important Bit!

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Get in touch to arrange a viewing!

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29 Green Park Southway Drive, Warmley, Bristol, BS30 5LF

£1,300 PCM



Council Tax Band: B | Property Tenure:

FANTASTIC TWO BEDROOM PROPERTY!! Available End of March !! **SPACIOUS ACCOMMODATION!!** We are pleased to offer this impressive two double bedroom end terraced house located on the ever popular cul-de-sac of Green Park in Warmley. Perfectly placed for access to Bristol and Bath with the cycle track moments away. The property comprises; an entrance hall, lounge with stairs to the first floor, kitchen/diner with modern high gloss units and integrated appliances and a downstairs cloakroom. To the first floor you will find a spacious landing, large master bedroom with a galleried mezzanine overlooking the lounge, bedroom two which is another double bedroom and the main bathroom with a shower over the bath. The property is also one of the few to benefit from two allocated parking spaces as well as a lovely rear garden which is fully enclosed. Offered unfurnished.
Not suitable for Pets, Sharers, Students or Smokers!!

Council Tax Band: B
Holding Deposit 1 week : £253.85
Dilapidations Deposit 5 weeks : £1269.23

AWARD WINNING AGENT



Porch

Cloakroom

5'2" x 5'2" (1.6 x 1.6)
Basin and WC.

Lounge

16'0" x 15'5" (4.9 x 4.7)
Stairs to first floor landing.

Kitchen/Breakfast Room

10'5" x 10'2" (3.2 x 3.1)
Integrated electric oven and gas hob. Integrated fridge/freezer

Utility Room

First Floor Landing

Bedroom One

15'10" x 12'2" (4.85 x 3.71)

Bedroom Two

10'4" x 9'6" (3.15 x 2.92)

Bathroom

10'5" x 9'6" (3.2 x 2.9)
White three piece suite.

Rear Garden

Laid to lawn with stone wall and feather fencing boundary, garden shed.

Parking

Two allocated spaces.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		77	
(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	

