

SALES • LETTINGS • MANAGEMENT

Like what you see?

Get in touch to arrange a viewing!

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📍 28 Ellacombe Road, Bristol, BS30 9BA

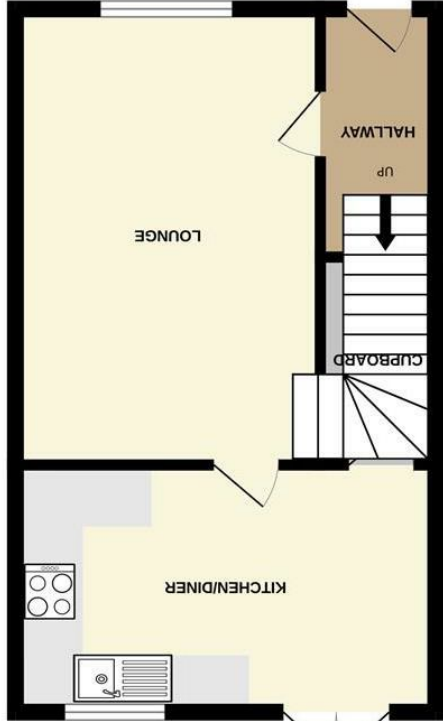
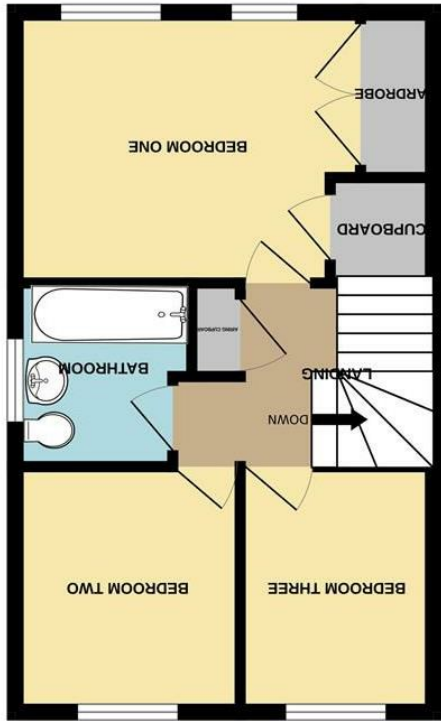
See all of our amazing properties and get lots of help at!

🌐 www.bluesky-property.co.uk

Don't forget to register and stay ahead of the crowd.

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.



STONELEIGH DRIVE, BARRS COURT, BRISTOL, BS30 7BZ
TOTAL FLOOR AREA: 721 sq. ft. (67.0 sq.m.) approx.
Made with Metropix ©2025



Council Tax Band: C | Property Tenure:

FANTASTIC PROPERTY LOCATED IN THE EVER POPULAR LONGWELL GREEN AREA!! AVAILABLE END MARCH!! Be sure to view this amazing property as it will definitely be snapped up quickly!! This great property is located close to local shops, restaurants, cafes, a good primary school, a modern cinema complex, gym and leisure centre, the A4174 ring road and regular bus routes into Bristol and Bath. The property comprises; an entrance hallway, modern kitchen / dining area with french doors to the garden, large lounge area. Upstairs there are two double bedrooms and a single. In addition, there is a family bathroom with a shower over the bath. The property also benefits from; gas central heating, an enclosed large private back garden and off street parking for two cars.
Offered Unfurnished!! No Students, Sharers, Smokers - a pet is considered!
Available on the 31st March 2025
Council Tax Band: C
Holding Deposit 1 week : £345.00
Dilapidations Deposit 5 weeks : £1725.
Variation of Contract fee : £50
MANAGED BY AWARD WINNING AGENT.



Hallway
4'0" x 8'8" (1.23 x 2.65)

Lounge
15'11" x 10'6" (4.87 x 3.22)

Kitchen / diner
13'11" x 8'7" (4.26 x 2.64)
Includes a electric oven, gas hob and extractor

Bedroom One
13'11" x 9'4" (4.26 x 2.87)
Includes wardrobes

Bedroom Two
8'9" x 7'8" (2.69 x 2.36)

Bedroom Three
8'11" x 5'11" (2.74 x 1.82)

Bathroom
Comprising of a three piece white bathroom suite with WC, wash hand basin, bath with shower over

Garden & Parking

Parking for Two Cars



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		60
(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		

