

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 else 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 fixtures or fittings listed, so unless asked for warranty or service certificates, fixtures or fittings are not guaranteed, unless otherwise stated. We have not carried out a structural survey on this property, and we have not tested the services. Applications for planning permission may have been made, but we have not checked whether any of the proposed changes have been granted. You must satisfy yourself as to their working order and condition, We have not asked for a formal offer, if you wish to withdraw, renegotiate 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 intend to comply with money laundering regulations to the best of their knowledge. You will be asked to provide proof of your co-operation in order to avoid delay in agreeing the sale.

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

www.bluesky-property.co.uk

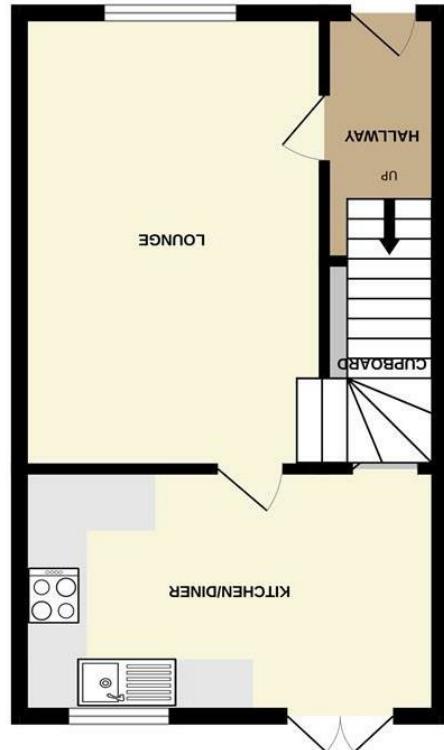
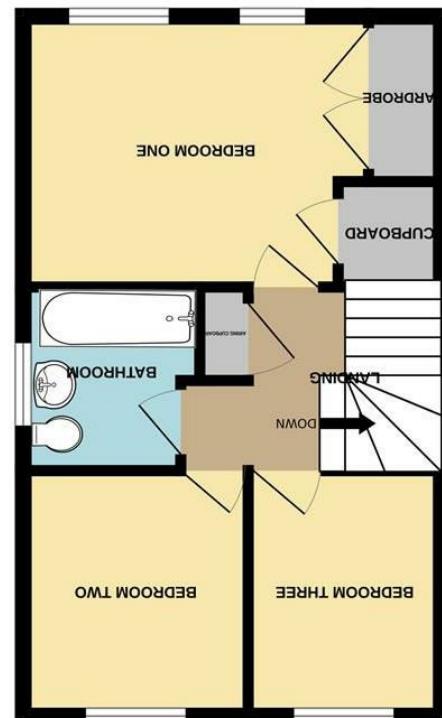
See all of our amazing properties and lots of help at [seeall.com](#).

28 Ellacombe Road, Bristol, BS30 9BA

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Get in touch to arrange a viewing!

The logo for Blue Sky Sales, Lettings & Management. It features the word "Blue" in a blue, sans-serif font above the word "Sky" in a larger, bold, white, sans-serif font. Below "Sky" is a stylized graphic consisting of three overlapping semi-circles in blue, white, and light blue, with a small yellow triangle at the bottom left. To the right of the graphic, the words "SALES • LETTINGS • MANAGEMENT" are written in a smaller, white, sans-serif font.



51 Stoneleigh Drive, Barrs Court, Bristol, BS30 7BZ

£1,495 PCM



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)

Parking for Two Cars

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)

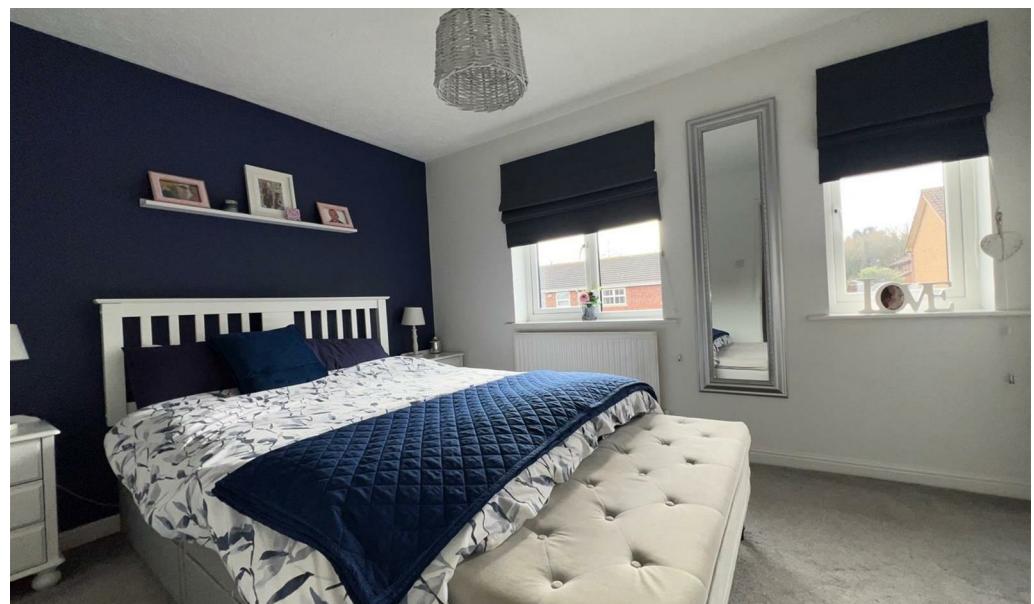
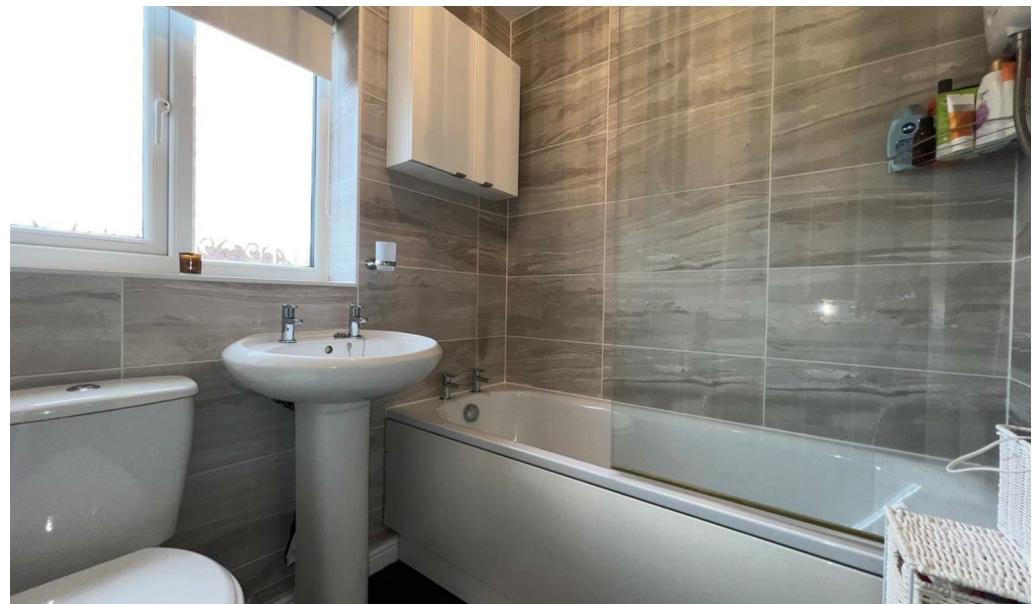
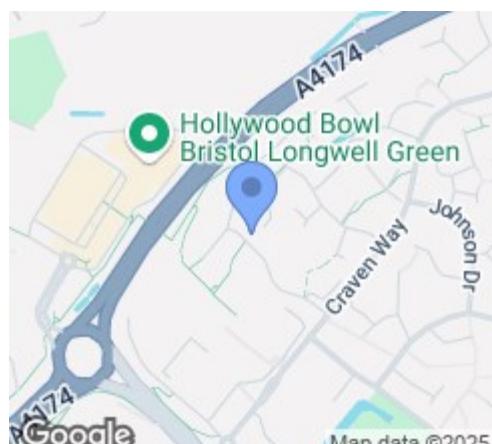
Bathroom

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

Garden & Parking

Energy Efficiency Rating

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



The Property
Ombudsman



arla propertymark
PROTECTED



naea propertymark
PROTECTED