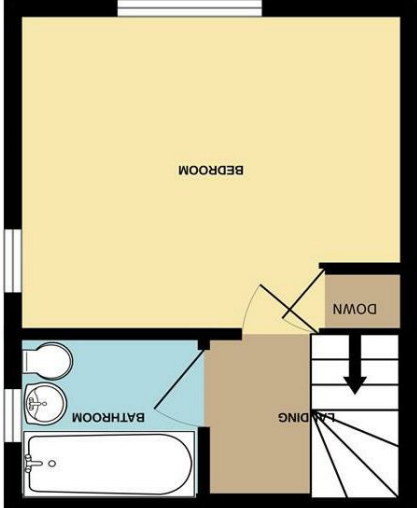




We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and 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.

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1ST FLOOR
205 sq.ft. (19.1 sq.m.) approx.



GROUND FLOOR
210 sq.ft. (19.5 sq.m.) approx.

TOTAL FLOOR AREA: 415 sq.ft. (38.5 sq.m.) approx.
Made with Metropix ©2026



Council Tax Band: B | Property Tenure:

WONDERFUL ONE DOUBLE BEDROOM HOUSE IN THE EVER POPULAR WARMLEY AREA!! Nestled at the end of a quiet cul-de-sac this property is a must see with country walks on the door step. Well located for easy access to the A4174 ring road to Bristol, Bath and the M4/5 motorway network. The property is also near to the Bristol and Bath Cycle Path if you fancy a two wheeled commute!! The accommodation comprises; lounge, kitchen with electric cooker, gas hob and white goods. At one end of the kitchen there is a large under-stairs pantry / storage area. Upstairs is a double bedroom and a bathroom with a three piece suite. Other benefits include: Gas central heating, a private low maintenance garden with side access and shed, low council tax band B and allocated parking space. Ideally suited to a single applicant or couple!! No pets or smokers!! Offered Unfurnished and available NOW!!

Council Tax Band: B
Holding Deposit: £253.85
Dilapidations Deposit: £1269.23

AWARD WINNING LETTING AGENT



Lounge
12'11 x 10'05 (3.66m'3.35m x 3.05m'1.52m)
Door to garden

Kitchen
9'05 x 5'05 (2.74m'1.52m x 1.52m'1.52m)
With electric oven, gas hob, fridge / freezer and washing machine

Pantry / Storage Area
5'05 x 3'02 (1.52m'1.52m x 0.91m'0.61m)
Understairs storage area

Bedroom
12'11 x 9'03 (3.66m'3.35m x 2.74m'0.91m)

Bathroom
6'02 x 6'01 (1.83m'0.61m x 1.83m'0.30m)

Landing
6'07 x 6'06 (1.83m'2.13m x 1.83m'1.83m)
Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(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	

