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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 in 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.



TOTAL FLOOR AREA : 1009 sq.ft. (93.8 sq.m.) approx.
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Council Tax Band: A | Property Tenure:

NEWLY RENOVATED THREE BEDROOM EXTENDED END TERRACE HOME with Garden and Parking !! LOW COUNCIL TAX BAND A
This perfect family home is within walking distance to local schools, amenities and provides easy access to the A4174 Ring Road to Bristol & Bath. The accommodation comprises; entrance hallway on the ground floor, where you will find a spacious lounge and large bright MODERN kitchen and Diner/Playroom with French doors to the garden and cloakroom. On the first floor there is THREE double bedrooms and MODERN bathroom with shower over the bath. The property also benefits from double glazing throughout, low Council Tax Band A. Ideally suited to a family or couple!! Not suitable for students, smokers or sharers!! Pets considered - £25 per pet. ! Available NOW !! Offered unfurnished! MUST BE SEEN!

Council Tax Band: A
Holding Deposit 1 week : £391.15
Dilapidations Deposit 5 weeks : £1955.77

AWARD WINNING LETTING AGENT



Hallway
11'2 x 6'3 (3.40m x 1.91m)
Under stairs storage

Lounge
14'8 x 11'0 (4.47m x 3.35m)

Kitchen / Diner
21'0 x 18'9 max (6.40m x 5.72m max)
Comprising of electric oven, 5 burner electric hob and extractor over

Cloakroom
4'0 x 3'3 (1.22m x 0.99m)
Including WC and wash hand basin

Landing
7'9 x 6'3 (2.36m x 1.91m)

Bedroom One
14'6 x 9'3 (4.42m x 2.82m)

Bedroom Two
11'11 x 9'4 (3.63m x 2.84m)

Bedroom Three
11'5 x 7'1 (3.48m x 2.16m)

Bathroom
6'3 x 5'5 (1.91m x 1.65m)
Comprising of WC, wash hand basin and bath with shower over

Garden
With outside tap and socket



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	86
EU Directive 2002/91/EC		

