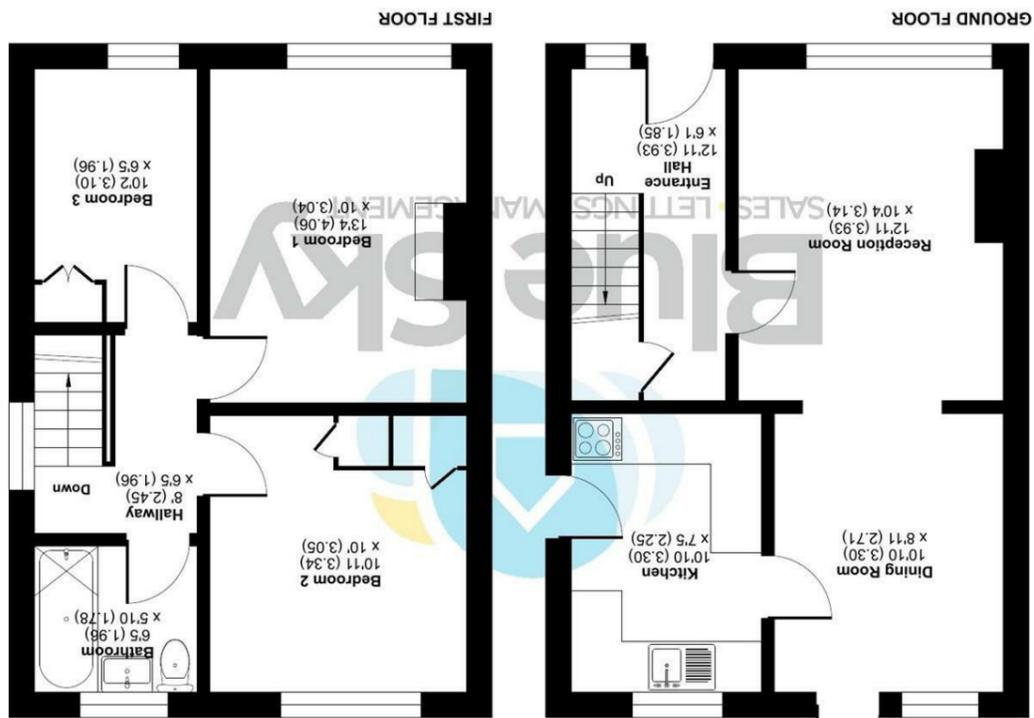


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © RICS 2025. Produced for Blue Sky Property Solutions Ltd. REF: 1382751



Approximate Area = 812 sq ft / 75.4 sq m
For identification only - Not to scale

Pearsall Road, Longwell Green, Bristol, BS30

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. We haven't tested any of the 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/drain 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.

The Important Bit

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Like what you see?



67 Pearsall Road, Longwell Green, Bristol, BS30 9BD

£1,600 PCM





Council Tax Band: C | Property Tenure:

This well-presented semi-detached THREE DOUBLE BEDROOM home is located in the ever-popular area of Longwell Green, offering excellent access for commuters to both Bristol and Bath. Ideally situated, the property is within close proximity to Gallagher Retail Park and Aspects Leisure Park, providing a wide range of amenities including gyms, a cinema, swimming pool, and more. It is also conveniently located near local shops and well-regarded schools, making it perfect for a growing family in need of space. The accommodation comprises, on the ground floor, an entrance hallway, spacious open plan lounge, / dining room, and kitchen with freestanding oven. On the first floor, there are three double bedrooms, as well as a family bathroom with a shower over the bath. Further benefits include gas central heating, double glazing, an enclosed rear garden with shed, and off-street parking for two cars. The property is available NOW!! and is offered unfurnished. The landlord's preference is for a couple or family. One pet will be considered. Unfortunately, no sharers, students, or smokers.

Council Tax Band: C
 Holding Deposit 1 week : £369.23
 Dilapidations Deposit 5 weeks : £1846.15

AWARD WINNING LETTING AGENT



Entrance Hall

12'2" x 6'0" max (3.71m x 1.83m max)

Lounge

12'11" x 10'3" (3.94m x 3.12m)

Dining Room

11'5" x 8'10" (3.48m x 2.69m)

Kitchen

10'9" x 8'0" max (3.28m x 2.44m max)

With free standing oven. Door to back garden

First Floor Landing

8'1" x 6'5" (2.46m x 1.96m)

Bedroom One

13'4" x 10'0" into wardrobes (4.06m x 3.05m into wardrobes)

Bedroom Two

10'11" max x 10'0" max (3.33m max x 3.05m max)

Bedroom Three

10'3" max x 6'5" max (3.12m max x 1.96m max)

Bathroom

5'9" x 6'5" (1.75m x 1.96m)

Comprising of WC, wash hand basin and bath with shower over

Front Garden

Driveway

Parking for two cars

Rear Garden

Decking area with shed



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	80
(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	

