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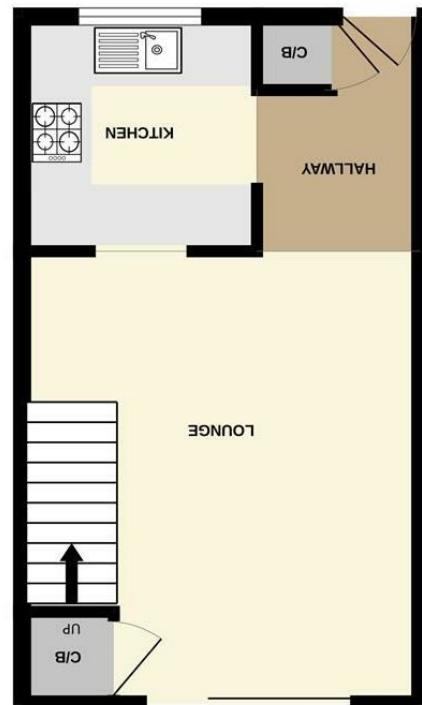
28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

Get in touch to arrange a viewing:

Like what you see?

The logo for Blue Sky Sales & Lettings Management. It features the word "Blue" in a blue, lowercase, sans-serif font above the word "Sky" in a larger, bold, blue, lowercase, sans-serif font. Below "Sky" is a stylized graphic consisting of three overlapping semi-circles in light blue, medium blue, and white. In the center of the white semi-circle is a white shield-shaped icon with a small cross inside.



**2 Sunningdale Drive, Warmley, Bristol, BS30 8GP**

**£1,250 PCM**



Council Tax Band: C | Property Tenure:

TWO DOUBLE BEDROOM TERRACE HOME! with PARKING! Tucked away in a cul de sac located next to the Warmley Tower Museum, this property also provides great access to the A4174 ring road to Bristol, Bath and Keynsham and the Bristol to Bath Cycle Path is also accessible if you feel like taking a more scenic route to work!

Internally you'll find a well proportioned entrance hall including storage cupboard which leads into the lounge/diner with archway into a modern kitchen. Upstairs are 2 double bedrooms and a bathroom with 3 piece white suite with shower over the bath..

The low maintenance rear garden with artificial grass with shed and gate which leads to two of the parking spaces (tandem) for the property. Available NOW!! Offered unfurnished. Ideally suited to a single applicant, couple or small family and PET CONSIDERED !! Not suitable for students, smokers or sharers!!

Council Tax Band C  
Holding Deposit 1 week : £288.46  
Dilapidations Deposit 5 weeks : £1442.31

AWARD WINNING LETTINGS AGENT.



### Hallway / Lounge

14'5 x 13'1 max (4.39m x 3.99m max)

Parking to front of property  
2 tandem parking to side in front of gate

### Kitchen

7'10 x 7'3 (2.39m x 2.21m)

Comprising of freestanding Cooker

Fridge/Freezer and Washing machine will be gifted to new tenant

### Bedroom One

13'1 x 10'8 (3.99m x 3.25m)

### Bedroom Two

8'3 x 7'10 (2.51m x 2.39m)

### Bathroom

8'01 x 4'11 (2.46m x 1.50m)

With WC, wash hand basin and bath with shower over

### Garden

### Parking

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

