



2 Sunningdale Drive, Warmley, Bristol, BS30 8GP

£1,250 PCM



Like what you see?

Get in touch to arrange a viewing!

📞 t: 0117 9328165

✉️ info@bluesky-property.co.uk

📍 28 Ellacombe Road, Bristol, BS30 9BA

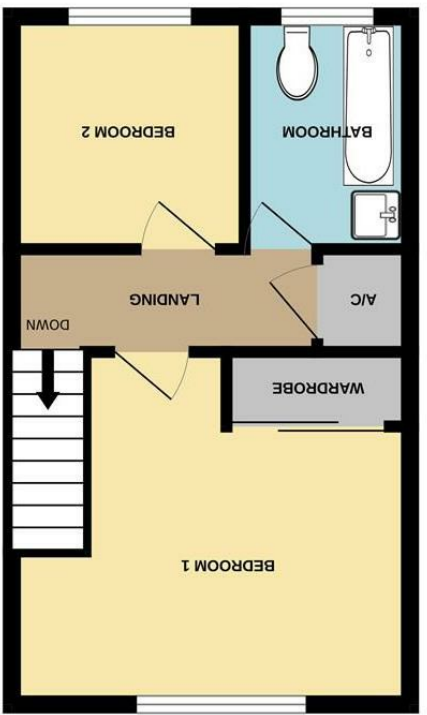
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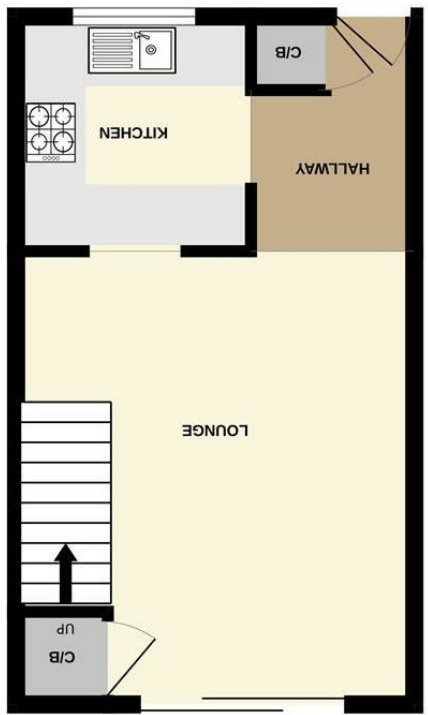
Don't forget to register and stay ahead of the crowd.

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 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.



1ST FLOOR



GROUND FLOOR

Made with Metropix ©2026



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		
(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	

