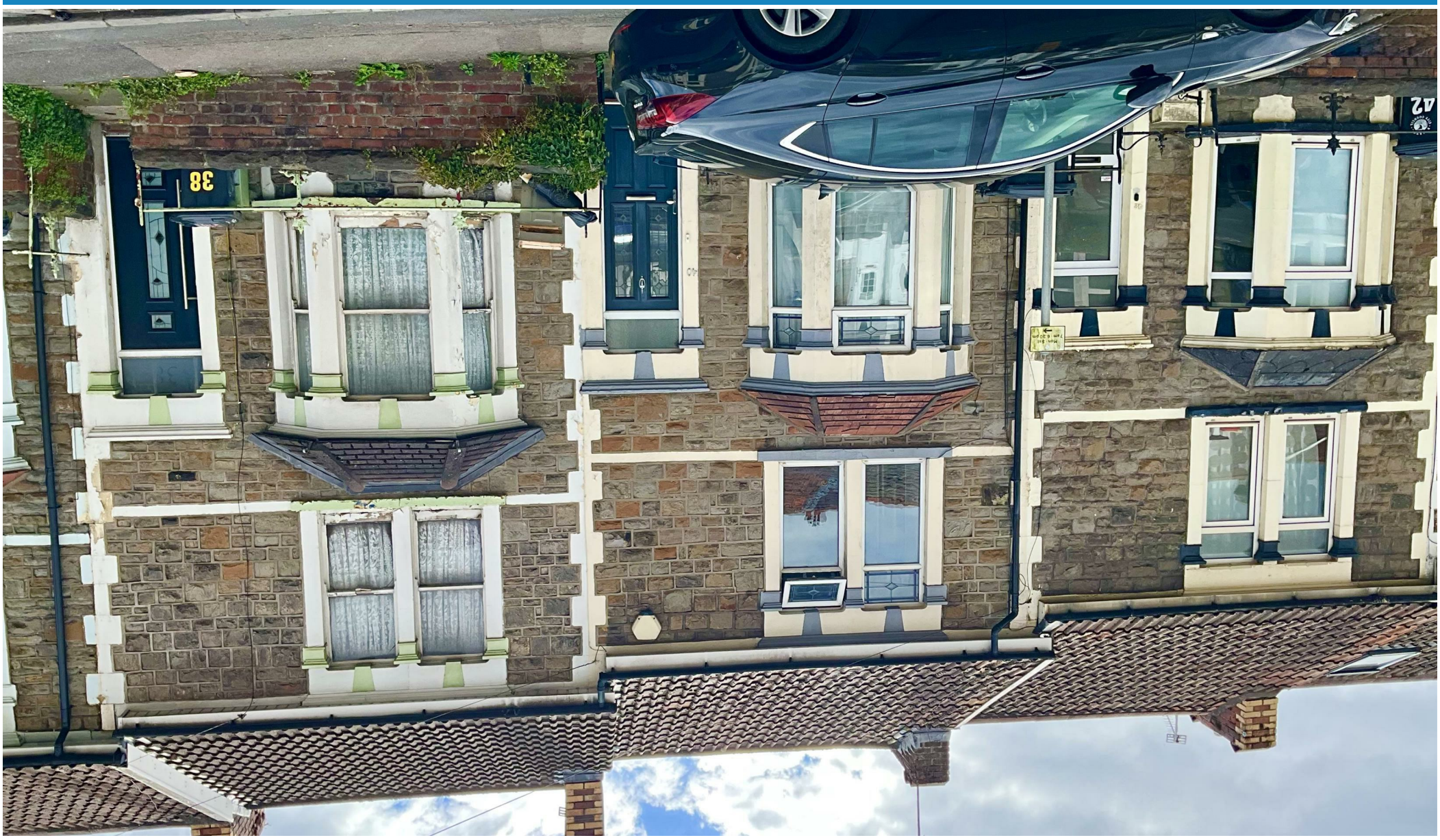
40 Air Balloon Road, St George, Bristol, BS5 8LA

£1,495 PCM





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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 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/drained 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.



3 1 2 E

Council Tax Band: B | Property Tenure:

SPACIOUS THREE-BEDROOM PERIOD HOME | TWO RECEPTION ROOMS | STUNNINGLY PRESENTED
Blue Sky Property are delighted to offer this deceptively spacious and beautifully presented three-bedroom period home, situated in the popular area of St George on the outskirts of Bristol City Centre.
Full of charm and character throughout, this gorgeous home offers generous accommodation and would make an ideal family home.
The ground floor comprises an entrance hall, spacious lounge/diner with a feature gas fire, a modern fitted kitchen with a large range-style gas cooker, and a downstairs bathroom with shower over the bath. To the rear is a good-sized garden.
Upstairs, there are three good-sized bedrooms, with two benefiting from built-in wardrobes.
Located on the A431, the property benefits from direct bus routes providing easy access towards both Bristol City Centre and Bath, making it ideal for commuters.
Further benefits include gas central heating, uPVC double glazing and a low Council Tax Band B.
The property is offered unfurnished and is available from 23rd October 2026.
Please note: The property is not suitable for sharers, students or smokers.

Council Tax Band B
Holding Deposit 1 week : £357.69
Dilapidations Deposit 5 weeks : £1788.46

AWARD WINNING AGENT.





Hallway

Lounge Area
10'0 x 10'07 (3.05m x 3.23m)
With gas fire

Dining Area
11'11 x 10'07 (3.63m x 3.23m)
French Doors to the garden

Kitchen
11'05 x 7'05 (3.48m x 2.26m)
comprising of a large Range style gas cooker

Bathroom
7'07 x 5'09 (2.31m x 1.75m)
Comprising of white suite with WC, wash hand basin and bath with electric shower over

Bedroom One
11'04 x 10'02 (3.45m x 3.10m)
With built in wardrobes

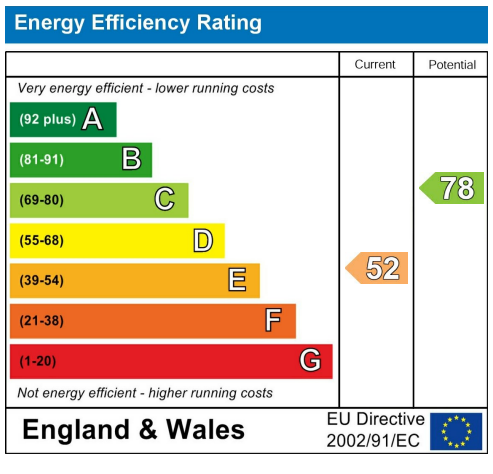
Bedroom Two
11'11 x 7'5 (3.63m x 2.26m)
With built in wardrobes

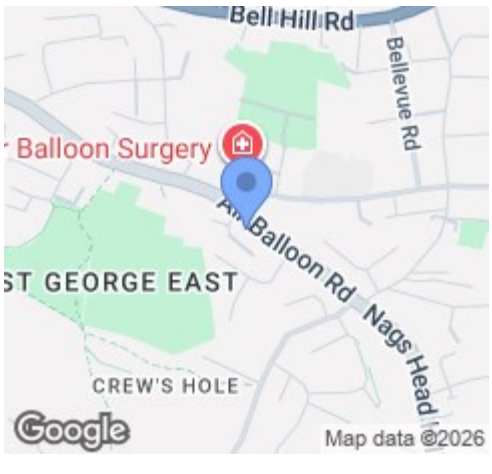
Bedroom Three
9'11 x 7'2 (3.02m x 2.18m)

Garden









The Property Ombudsman
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