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28 Ellacombe Road, Bristol, BS30 9BA

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Get in touch to arrange a viewing!

Like what you see?



TOTAL FLOOR AREA: 398 sq. ft. (37.0 sq. m.) approx. Made with Mapbox GL 2024



GROUND FLOOR
398 sq. ft. (37.0 sq. m.) approx.



4b West Street, St. Philips, Bristol, BS2 0BH

£995 PCM



Council Tax Band: A | Property Tenure:

ONE BEDROOM FLAT WALKABLE DISTANCE TO CITY CENTRE OR TEMPLE MEADS!! Nestled in the heart of St. Philips, Bristol, this charming top-floor flat on West Street offers a delightful living space perfect for individuals or couples. The flat features a spacious double bedroom, providing a comfortable retreat at the end of the day. The open-plan kitchen with integrated appliances and lounge area is a standout feature. With a modern bathroom with shower over the bath. This property is ideal for anyone wanting to enjoy the vibrant lifestyle that Bristol has to offer, with its array of shops, restaurants, and cultural attractions just a stone's throw away.

Further benefits include: Low Council Tax - Band A! Gas central heating. Offered Unfurnished and Available NOW!! Ideally suited to a single person or couple!! Not suitable for students, sharers, smokers, children or pets!!

Council Tax Band: A
 Holding Deposit 1 week : £275.77
 Dilapidations Deposit 5 weeks : £1378.85

AWARD WINNING AGENT



Communal Entrance

Door into communal entrance, telecom entry phone system, post box,

fridge/freezer, washing machine,

Hallway

6'0" x 6'0" (1.83m x 1.83m)
 telecom entry phone system

Bedroom

9'0" narrows to 6'0" x 13'0"
 narrows to 11'0" (2.74m
 narrows to 1.83m x 3.96m
 narrows to 3.35m)

Bathroom

8'0" x 6'0" (2.44m x 1.83m)
 Bath with shower above,
 wash hand basin and W.C.

Kitchen/Lounge

21'0" x 10'0" (6.40m x 3.05m)
 Includes electric oven, gas
 hob and extractor hood and
 integrated appliances



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	77
(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	

