Blue Sky
SALES • LETTINGS • MANAGEMENT

41 Sunningdale Drive, Warmley, Bristol, BS30 8GP

£975 PCM

GROUND FLOOR

1ST FLOOR

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Blue Sky
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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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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.

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Council Tax Band: B | Property Tenure:

WONDERFUL ONE DOUBLE BEDROOM HOUSE IN THE EVER POPULAR WARMLEY AREA!! Nestled at the end of a quiet cul-de-sac this property boasts a wonderful green outlook and has open green space and country walks on the door step. Well located for easy access to the A4174 ring road to Bristol, Bath and the M4/5 motorway network. The property is also near to the Bristol and Bath Cycle Path if you fancy a two wheeled commute!! Neutrally decorated throughout, the accommodation comprises; lounge, kitchen with freestanding electric cooker, large under-stairs storage cupboard and then upstairs is a double bedroom and a bathroom with a three piece suite. Other benefits include: Gas central heating, a private low maintenance garden with side access, low council tax band B and allocated parking for two cars. Ideally suited to a single applicant or couple!! No pets or smokers!! Offered Unfurnished and available from 18th April 2026!!

Council Tax Band: B
Holding Deposit: £225
Dilapidations Deposit: £1125

AWARD WINNING LETTING AGENT

Canopied Porch

Lounge
Door to rear garden, stairs to first floor.

Kitchen
Freestanding electric cooker, under stairs storage cupboard.

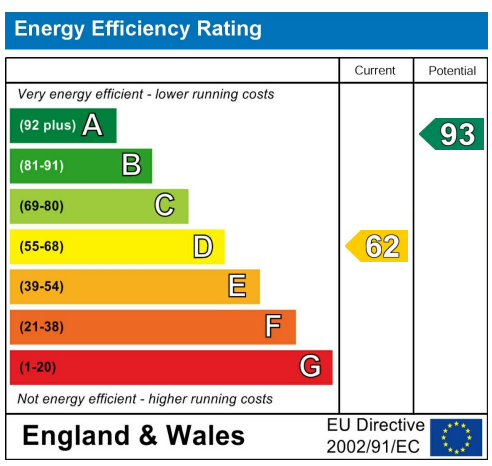
Landing

Bedroom
Built in wardrobe, airing cupboard.

Bathroom
Paneled bath with shower, WC, wash hand basin.

Garden
Low maintenance side garden.

Parking
Tandem parking for 2 cars at rear of property



The Property Ombudsman

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