

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 in this 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/drailed 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.

The Important Bit!

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

www.bluesky-property.co.uk

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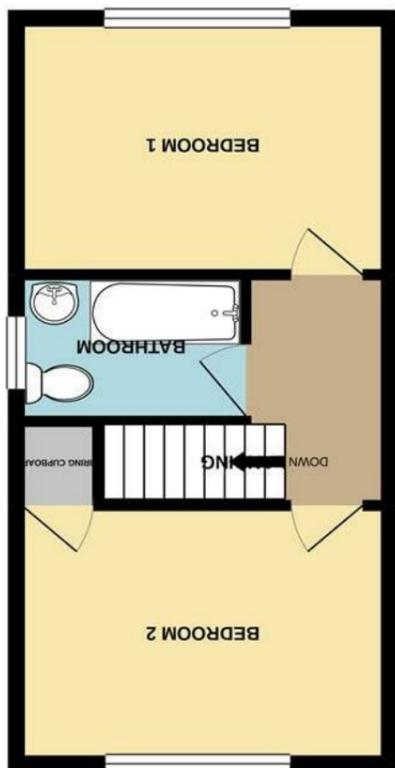
28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

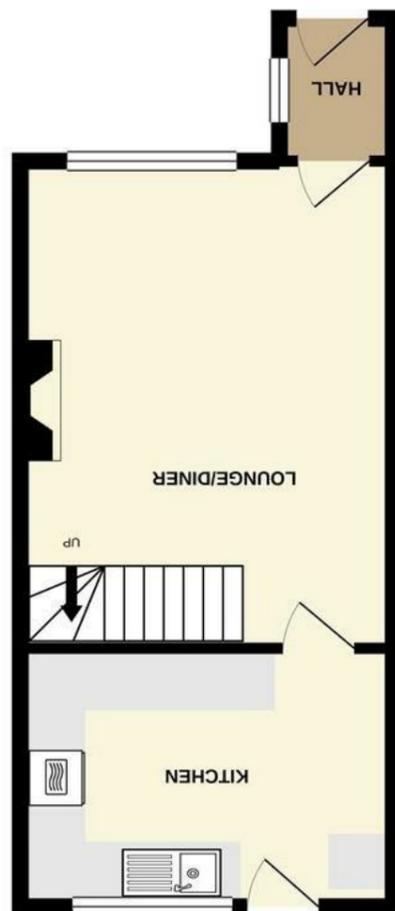
T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.

TOTAL FLOOR AREA: 693 sq ft. (64.3 sq m.) approx.
Made with Mapbox ©2021



9 Elderwood Drive, Longwell Green, Bristol, BS30 9YA

£1,300 PCM





Council Tax Band: B | Property Tenure:

Blue Sky are proud to offer for rent this 2 double bedroom semi-detached house located on the cul-de-sac of Elderwood Drive in Longwell Green which is within walking distance to local schools, amenities and provides access to the A4174 Ring Road towards Bristol & Bath. The accommodation comprises; entrance hallway, lounge/diner and kitchen on the ground floor. To the first floor you can find 2 double bedrooms and 3 piece white bathroom suite. Externally the property boasts an enclosed rear garden and driveway parking for 3 cars. Further benefits include gas central heating and double glazing. Available early 13th March 2026 and offered unfurnished!! Ideally suited to a single person or couple!! Not suitable for pets, smokers, students or sharers!!

Council Tax Band: B
 Holding Deposit: £300
 Dilapidations Deposit: £1500

AWARD WINNING LETTING AGENT



Hallway
 5'06" x 3'11" (1.68m x 1.19m)

Lounge/Diner
 17'04" x 13'00" (5.28m x 3.96m)
 Storage cupboard under the stairs. Electric fireplace.

Kitchen
 9'05" x 13'00" (2.87m x 3.96m)
 Integrated electric oven with induction hob and extractor hood above.

Landing
 8'02" x 4'03" (2.49m x 1.30m)

Bedroom 1
 9'00" x 13'00" (2.74m x 3.96m)

Bedroom 2
 9'00" x 13'00" (2.74m x 3.96m)
 Airing cupboard housing hot water tank.

Bathroom
 4'08" x 8'07" (1.42m x 2.62m)
 Bath with shower above, wash hand basin and W.C.

Front Garden
 Low maintenance front garden.

Rear Garden
 Low maintenance rear garden. Shed.

Driveway
 Parking for 3 cars.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

