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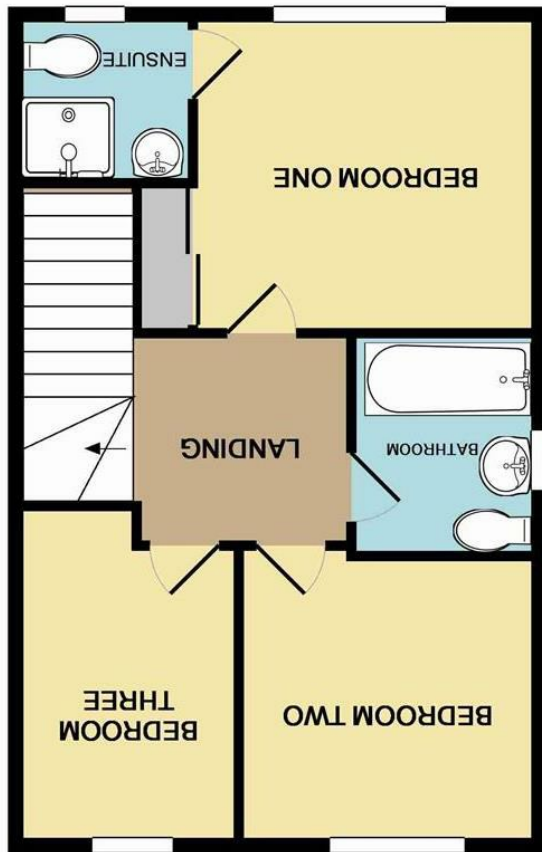
Don't forget to register and stay ahead  
of the crowd.

**The Important Bit**

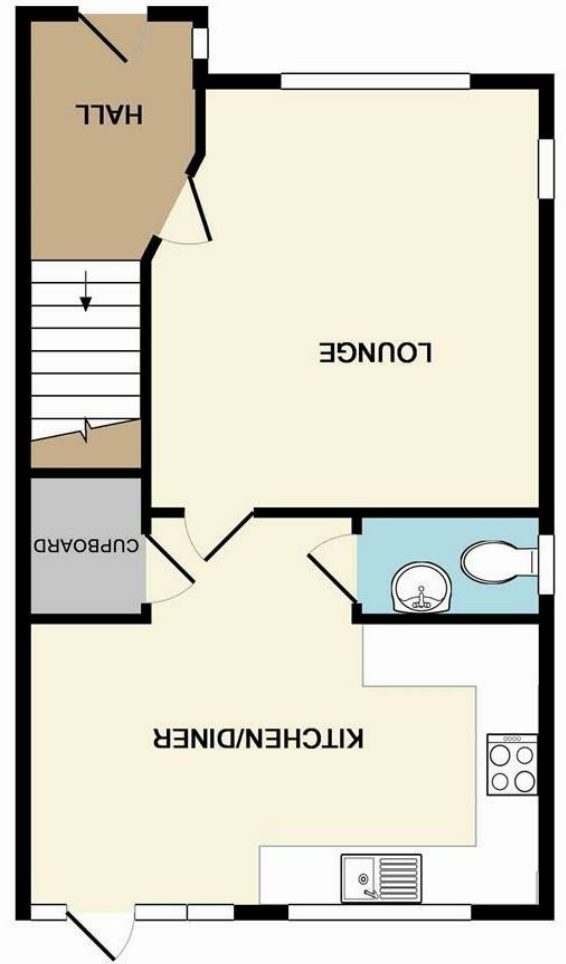
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and 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.

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1ST FLOOR



GROUND FLOOR







Council Tax Band: C | Property Tenure:

This GORGEOUS 3 bedroom property WITH GARAGE situated on the much talked about Somerdale development located on the old Cadbury site in Keynsham. The Somerdale site is located within a 3 MINUTE WALK of KEYNSHAM TRAIN STATION which links to both Bristol Temple Meads and Bath making it a fantastic location for those that work in either centre but prefer a more suburban lifestyle. Accommodation comprises: entrance hall, lounge, high spec kitchen diner with built in full size fridge freezer, washing machine, dishwasher, electric oven and gas hob. Downstairs WC and generous under stair storage room. Upstairs you'll discover a large bedroom with built in double wardrobe and ensuite shower room, a good size double 2nd bedroom and a larger than average 3rd bedroom. Outside there is a large garden and garage with parking to the front. Other benefits include: Gas Central Heating, full uPVC double glazing and BT fibre optic. Ideally suited to a family or couple!! Not suitable for students, smokers or sharers!! 1 Pet considered!! Available 10th January 2026 !! Offered unfurnished!

Council Tax Band: C  
Holding Deposit 1 week : £369.23  
Dilapidations Deposit 5 weeks : £1846.15

AWARD WINNING LETTING AGENT.



**Hallway**  
5'7" x 7'5" (1.70 x 2.26)

**Lounge**  
12'1" x 13'7" (3.68 x 4.14)

**WC**  
6'0" x 3'0" (1.83 x 0.91)  
Comprising of WC and wash hand basin

**Kitchen / Diner**  
15'4" x 9'3" (4.67 x 2.82)  
Including integrated electric oven, gas hob and extractor , fridge/freezer, washer/dryer and dishwasher

**Bedroom One**  
9'7" x 9'2" (2.92 x 2.79)  
Integrated wardrobe

**Ensuite**  
5'4" x 5'6" (1.63 x 1.68)  
3 piece white suite comprising of WC, wash hand basin and shower cubicle.

**Bedroom Two**  
8'6" x 10'8" (2.59 x 3.25)

**Bedroom Three**  
6'5" x 11'6" (1.96 x 3.51 (1.95 x 3.50))

**Bathroom**  
5'5" x 6'6" (1.65 x 1.98)  
Comprising of a 3 piece white bathroom with WC, wash hand basin and bath



| Energy Efficiency Rating                    |               |               |
|---|---------------|---------------|
|   | Current       | Potential     |
| Very energy efficient - lower running costs |               |               |
| (92 plus) A                                 | <div>79</div> | <div>90</div> |
| (81-91) B                                   |               |               |
| (69-80) C                                   |               |               |
| (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                     |               |               |

