

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/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

See all of our amazing properties and get lots of help at:

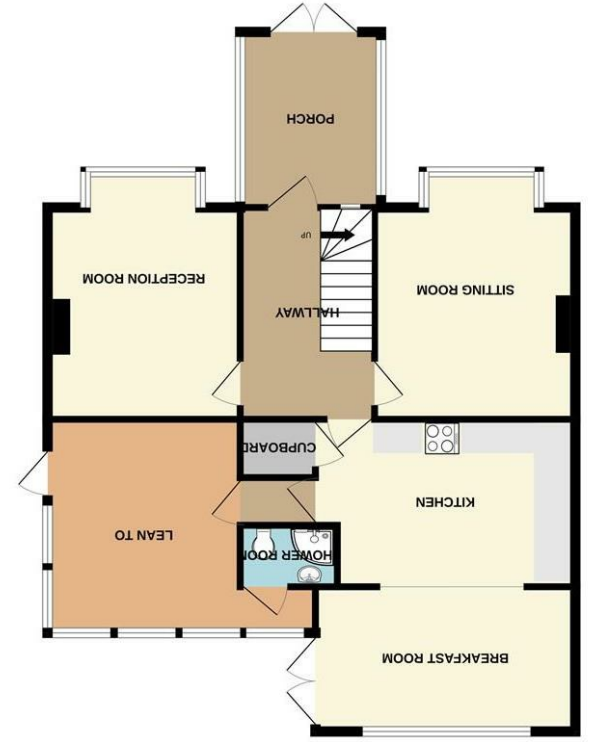
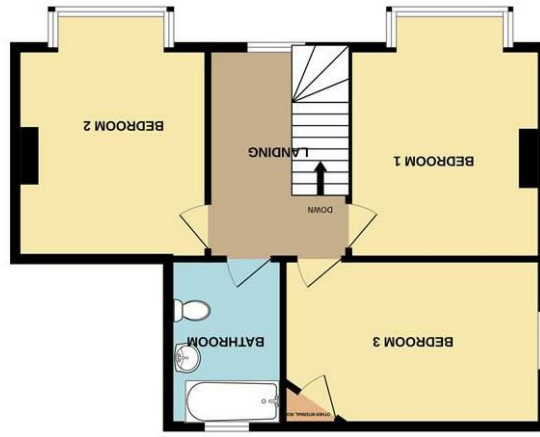
28 Ellacombe Road, Bristol, BS30 9BA

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T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



TOTAL FLOOR AREA: 1502 sq.ft. (139.5 sq.m.) approx.
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Valley View Keynsham Road, Willsbridge, Bristol, BS30 6EQ

£1,750



Council Tax Band: E | Property Tenure:

Bluesky is pleased to offer this unique excellent 3/4 bedroom detached property conveniently located for Bristol and Bath, located just 1 mile from Keynsham Train Station. The Bristol to Bath Cycle path at Bitton is a 5 minute walk away. The property offers generous size accommodation throughout and two large reception rooms (one of the reception rooms can be used as bedroom) positioned in the sought after location between Willsbridge and Keynsham. Internally, The ground floor is entered via an good size porch into an entrance hallway, two reception rooms (one of which can be used as bedroom), kitchen and sunroom which could be used as a breakfast room and lean to incorporating a downstairs shower room. The first floor offers three bright and airy good size bedrooms and family bathroom. Additional benefits includes ample off street parking, gas central heating, double glazing and garage. The property is offered on an unfurnished basis from NOW!! Not suitable for Students or Smokers!! A pet will be considered. 5 Weeks Deposit - £2019, Long Term tenancy with an Initial Term of 6 months. Council Tax Band E. ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



Porch
8'0 x 10'0 (2.44m x 3.05m)

Hallway
6'0 x 12'0 (1.83m x 3.66m)
Stairs to first floor

Reception 1
11'10 x 11'11 (3.61m x 3.63m)

Reception 2 / Bedroom
12'0 x 11'11 (3.66m x 3.63m)

Kitchen
10'8 x 9'5 (3.25m x 2.87m)
With freestanding electric oven

Breakfast Room / Sun Room
8'3 x 10'7 (2.51m x 3.23m)
French doors to garden and parking

Shower Room
5'03 x 3'09 (1.60m x 1.14m)
Comprising of corner cubicle, wash hand basin and WC

Lean To
15'08 x 12'03 (4.78m x 3.73m)

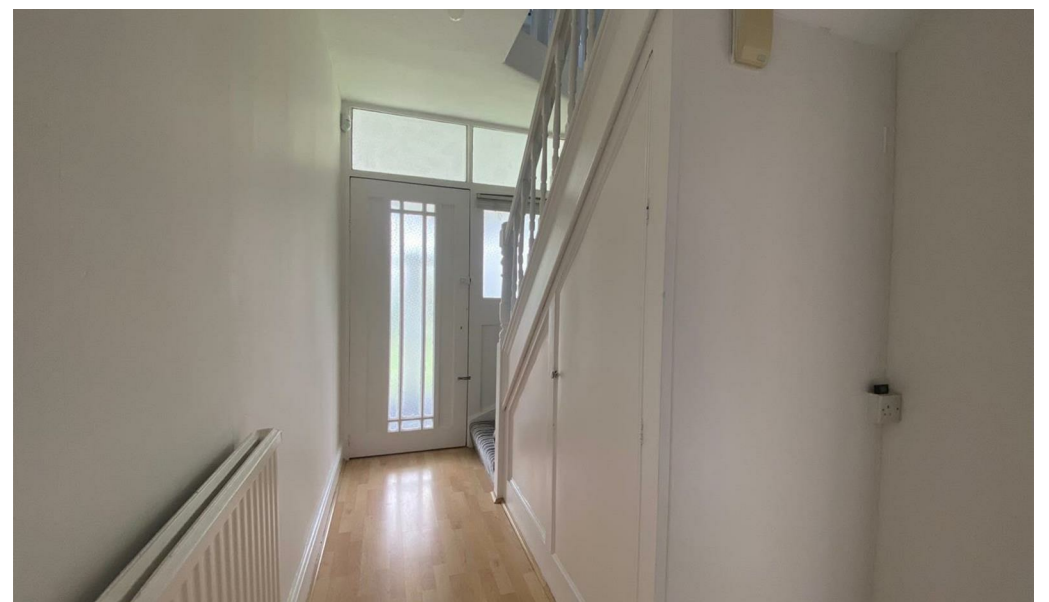
Bedroom 1
11'10 x 11'11 (3.61m x 3.63m)

Bedroom 2
12'0 x 11'11 (3.66m x 3.63m)

Bedroom 3
10'4 x 9'4 (3.15m x 2.84m)

Bathroom
9'3 x 6'0 (2.82m x 1.83m)

Parking and Garage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

