

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 or 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!

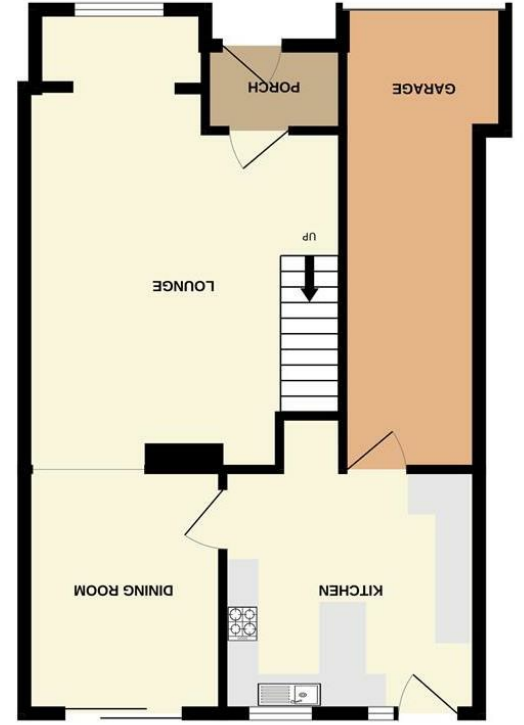
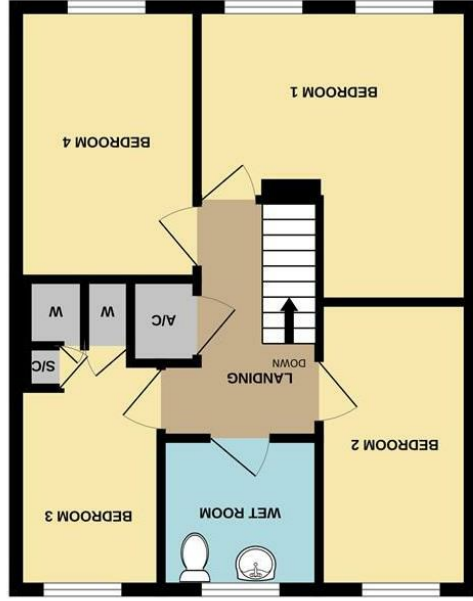
28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



Made with Keyplan ©2024



27 Coombes Way, North Common, Bristol, BS30 8YW
Offers In Excess Of £375,000





Council Tax Band: C | Property Tenure: Freehold

NO CHAIN!! Blue Sky are delighted to offer for sale this spacious four bedroom extended home located on Coombes Way in the popular area of North Common. The property does require some updating but offers any potential buyer the opportunity to really make their mark! Location is ideal as amenities are close by as well as the local primary school and the Bristol to Bath Cycle track. The accommodation comprises: entrance porch, lounge, dining room and kitchen to the ground floor. The first floor offers four good size bedrooms and wet room. Externally the property boasts a garage, driveway parking and a front and rear garden. Don't miss out on the this wonderful home located in a lovely cul-de-sac position, call today!!



Entrance Porch

4'2" max x 5'5" (1.27m max x 1.65m)
Double glazed door to front, radiator, fuse board.

Lounge

19'6" max x 15'4" n/t 8'0" (5.94m max x 4.67m n/t 2.44m)
Double glazed window to front, two radiators, open fire recess, open to dining room, under storage area, stairs to first floor landing.

Dining Room

11'4" max x 8'4" (3.45m max x 2.54m)
Double glazed patio doors to rear, radiator, open to lounge.

Kitchen

10'10" x 14'6" (3.30m x 4.42m)
Two double glazed windows to rear, double glazed back door, wall and base units, worktops, sink with drainer, cooker hood, space for gas cooker, tiled splashbacks, radiator, under stairs storage housing space for fridge/freezer, space for tumble dryer, space for washing machine, tiled flooring, door to garage.

First Floor Landing

9'6" x 6'5" (2.90m x 1.96m)
Loft access (ladder and part boarded), airing cupboard housing gas combi boiler.

Bedroom One

10'5" n/t 7'8" x 14'3" n/t 7'7" (3.18m n/t 2.34m x 4.34m n/t 2.31m)
Two double glazed windows to front, radiator.

Bedroom Two

13'6" x 7'6" (4.11m x 2.29m)
Double glazed window to rear, radiator, loft access (part board).

Bedroom Three

13'2" max x 8'7" max (4.01m max x 2.62m max)
Double glazed window to rear, radiator, built in wardrobes and shelving and over head storage.

Bedroom Four

10'9" x 8'9" (3.28m x 2.67m)
Double glazed window to front, radiator.

Wet Room

6'5" x 6'5" (1.96m x 1.96m)
Double glazed window to rear, W.C, wash hand basin, shower, tiled walls, extractor fan.

Garage

19'5" x 7'7" n/t 7'1" (5.92m x 2.31m n/t 2.16m)
Up and over door to front, door to kitchen, power and loft, fuse board, gas and electric meters.

Driveway

Driveway parking to front.

Front Garden

Shrubs, lawn area, hedge to front.

Rear Garden

Enclosed rear garden, area laid to concrete, rear patio, grass area, area laid to earth, outside tap, shrubs.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	85
(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	

