



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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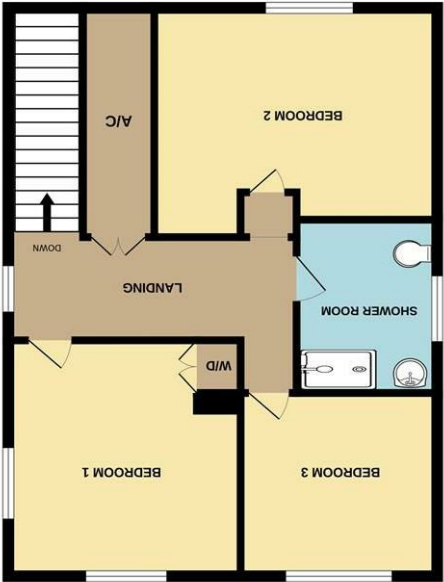
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**Get in touch to arrange a viewing!**

**Like what you see?**



1ST FLOOR



GROUND FLOOR





Council Tax Band: E | Property Tenure: Freehold

WHEN SIZE MATTERS!! Blue Sky are extremely proud to offer for sale this superb detached cottage located on Bath Road in Bridgegate. The current owner has mixed period features with modern touches and have created a home to be proud of! Location is ideal as schools, amenities and good road links are close by. The major plus to this home is the fabulous views to rear! The accommodation comprises: entrance porch, lounge to front with burner, kitchen/diner with a Rayburn, utility/cloakroom, additional reception which opens to the conservatory. The first floor boasts three double bedrooms and the beautiful shower room. Externally you will find a double garage, gated driveway offering parking for several cars and gardens to front, sides and rear with open views! Sure to be popular, call today!



**Entrance Porch**  
5'9" x 5'6" (1.75m x 1.68m)  
Double glazed windows to front and both sides, double glazed door to side, wall unit housing electric meter, tiled flooring, loft access for maintenance, exposed stone work.

**Inner Hall**  
1'3" x 3'10" (0.38m x 1.17m)  
Spotlight, tiled flooring.

**Lounge**  
10'2" x 21'8" (3.10m x 6.60m)  
Two double glazed windows to front, stairs to first floor landing, two feature radiators, wood flooring, stone fireplace with inset burner.

**Kitchen/Diner**  
18'7" max x 14'2" n/t 11'11" (5.66m max x 4.27m/0.61m n/t 3.63m)  
Double glazed window to rear, tiled flooring, spotlights, feature recess shelving, space for fridge/freezer, Rayburn oven (used for cooking, central heating and hot water), wall and base units with worktops over, tiled splashbacks, Belfast style sink, drainer into worktop, extractor fan, Neff electric cooker, Neff electric hob, integral Bosch dishwasher, display unit.

**Utility/Cloakroom**  
5'7" x 8'5" (1.70m x 2.57m)  
Double glazed window to rear, wall and base units with worktop over, W.C, tiled flooring, heated towel rail, Belfast style sink with drainer into worktop, storage cupboard with space for washing machine and tumble dryer.

**Reception Room Two/Conservatory**  
18'4" n/t 7'2" x 18'4" n/t 7'6" (5.59m n/t 2.18m x 5.59m n/t 2.29m)  
Exposed stone work, L shape, double glazed windows, double glazed French doors to side garden, spotlights, two feature radiator, feature shelving, tiled flooring.

**First Floor Landing**  
10'0" n/t 2'10" x 14'9" n/t 2'7" (3.05m n/t 0.86m x 4.50m n/t 0.79m)  
Double glazed window to side, T shape landing, feature recess shelving, loft access, airing cupboard with light and hot water tank.

**Bedroom One**  
13'11" max x 11'11" n/t 9'0" (4.24m max x 3.63m n/t 2.74m)  
Double glazed windows to rear and side, radiator, built in wardrobe.

**Bedroom Two**  
11'1" n/t 10'11" x 14'4" (3.38m n/t 3.33m x 4.37m)  
Double glazed window to front, radiator, fuse board.

**Bedroom Three**  
9'3" x 10'0" (2.82m x 3.05m)  
Double glazed window to rear, radiator.

**Shower Room**  
7'2" x 7'10" (2.18m x 2.39m)  
Double glazed window to side, spotlights, light up mirror, extractor fan, W.C, wash hand basin with vanity, walk in shower, tiled walls, tiled flooring, storage unit, feature radiator/ towel rail.

**Loft Area**  
Drop down ladder, two skylight windows, power and light.

**Gardens**  
Enclosed gardens, gated access to front and side, unit housing oil tank, outside tap, patio areas, pond (with pump, filter system and carp), tree, area laid to gravel, outside light, plants, outside power, bin and wood store, views to rear.

**Garage**  
23'0" x 13'4" (7.01m x 4.06m)  
Double doors to front, single door to front, double glazed windows to rear and side, power and light, storage cupboard, stairs to eaves storage.

**Driveway**  
Gated access driveway, hedges, paved driveway for several cars.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

