



Blue Sky SALES • LETTINGS • MANAGEMENT

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The Important Bit!

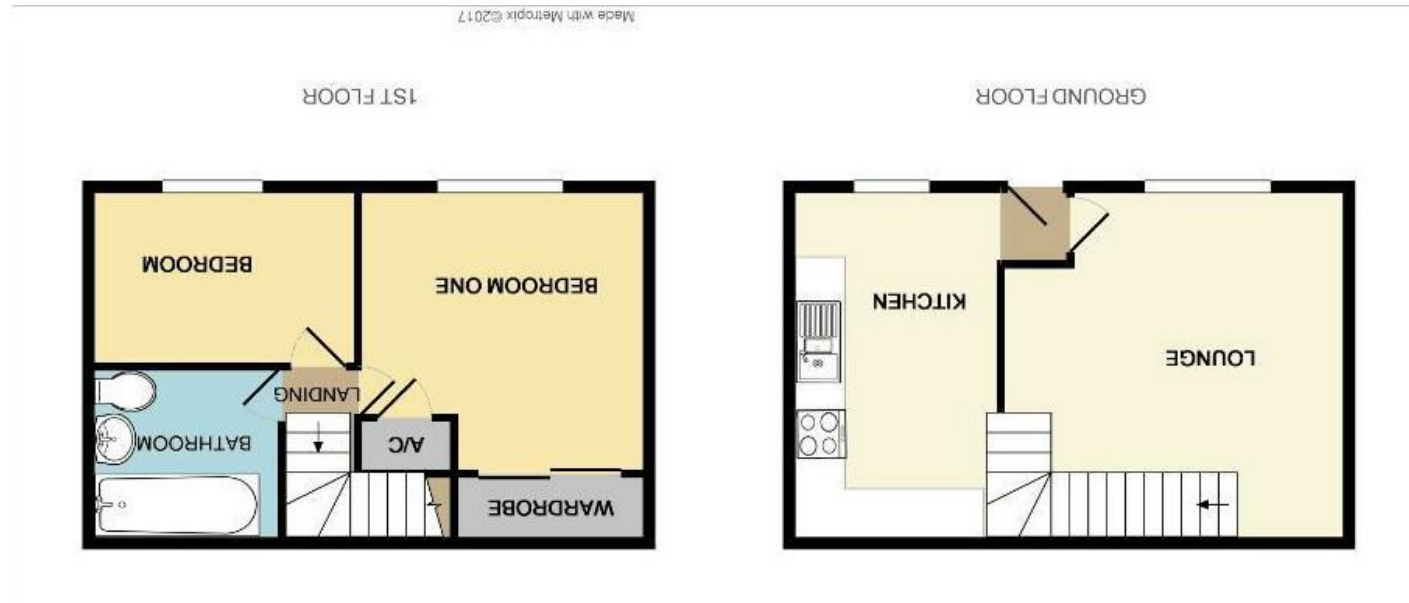
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and 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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96 Great Meadow Road, Bradley Stoke, Bristol, BS32 8DA

£1,250 PCM



Council Tax Band: B | Property Tenure:

Blue Sky are pleased to offer for rent this 2 bedroom back to back unfurnished house located on the popular cul-de-sac of Great Meadow Road in Bradley Stoke. The property is within walking distance to local schools, shops, amenities and offers fantastic transport links to the M32, M4 & M5 motorways. The accommodation comprises; entrance hallway, kitchen and lounge/diner on the ground floor. To the first floor you will find 2 bedrooms and the white bathroom suite. The property benefits from tandem parking for 2 cars, gas central heating and double glazing. Please be aware as a back to back property there is NO REAR GARDEN, however there is plenty of open green space to enjoy within walking distance. Other benefits include - 2 tandem parking spaces, double glazed and gas central heating. Ideally suited to a single applicant, couple or family - Landlord has a preference to consider 1 child at this property!! Not suitable for students, sharers, smokers or pets!! Available 17th May 2025.

Council Tax Band: B
Holding Deposit 1 week : £288.46
Dilapidations Deposit 5 weeks : £1442.31
Variation of Contract fee : £50
AWARD WINNING AGENT



Entrance Hallway
2'9" x 3'4" (0.84 x 1.02)

Kitchen
12'5" x 8'5" (3.78 x 2.57)
Consists of an integrated electric oven with gas hob and extractor hood above.

Lounge/Diner
14'5" x 13'10" (4.39 x 4.22)

First Floor Landing

Bedroom 1
10'4" x 10'8" (3.15 x 3.25)
Fitted wardrobe with sliding mirror doors. Airing cupboard.

Bedroom 2
8'11" x 6'1" (2.72 x 1.85)

Bathroom
5'9" x 6'1" (1.75 x 1.85)
Consists of a bath with

shower above, wash hand basin & W.C.

Parking
Allocated tandem parking for 2 cars opposite the property. (Please note that the parking in front of the property doesn't come with the property).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	72	
(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	

