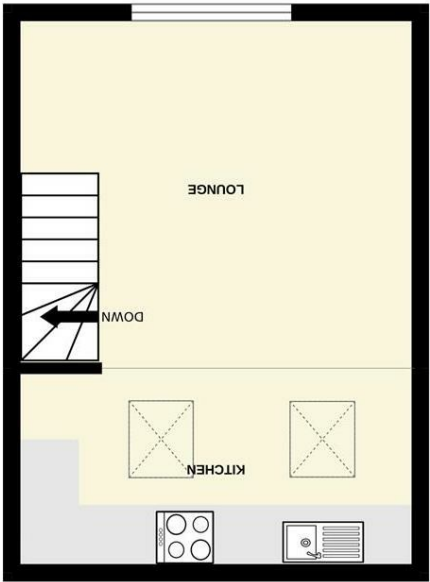


GROUND FLOOR  
255 sq.ft. (23.7 sq.m.) approx.



1ST FLOOR  
261 sq.ft. (24.2 sq.m.) approx.

TOTAL FLOOR AREA: 515 sq.ft. (47.9 sq.m.) approx.  
Made with Mapbox ©2022

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.

#### The Important Bit

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

[www.bluesky-property.co.uk](http://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](mailto:info@bluesky-property.co.uk)

T: 0117 9328165

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

**Like what you see?**







Council Tax Band: A | Property Tenure:

Blue Sky are proud to offer for rent this beautiful 1 bedroom end of terraced home located off of a quiet residential road, directly behind Staple Hill High Street with all its shops, cafes' and excellent transport links to Bristol City Centre & Bath. The accommodation comprises; entrance hallway, bedroom and shower room on the ground floor. To the first floor you will find the open plan lounge/kitchen with two Velux windows. Further benefits include low council tax band A, gas central heating and uPVC double glazing. Ideally suited to a single person or couple!! Offered unfurnished and available 30th May 2025!! Not suitable for students, sharers, smokers, pets or children!!

Council Tax Band: A  
Holding Deposit 1 week : £229.62  
Dilapidations Deposit 5 weeks : £1148.08  
Variation of Contract fee : £50

AWARD WINNING LETTINGS AGENT.



**Hallway**  
5'10" x 5'04" narrows to 2'08"  
(1.78m x 1.63m narrows to 0.81m)

**Bedroom**  
18'11" x 11'02 narrows to 8'06"  
(5.77m x 3.40m narrows to 2.59m)

**Shower Room**  
7'06" x 4'07" (2.29m x 1.40m)  
Consists of a walk in shower cubicle, wash hand basin and W.C.

**Lounge/Kitchen**  
18'11" x 15'02" (5.77m x 4.62m)  
The kitchen space consists of an integrated electric oven with hob and extractor hood above.



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

