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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 in 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.



1ST FLOOR



GROUND FLOOR







Council Tax Band: C | Property Tenure: Freehold

MORE THAN MEETS THE EYE!! Blue Sky welcomes you to this impressive semi-detached bungalow located on the ever popular Shellards Road area of Longwell Green. This extended home offers space and light over two floors and is certainly worth viewing! Location is ideal as local amenities are close by as well as local schools and good road links to Keynsham and Bath. The accommodation comprises: entrance hall, cloakroom, bedroom three, bedroom one with en-suite wet room, kitchen/breakfast area and the fantastic size lounge/diner. The first floor boasts bedroom two also with an en-suite. Externally you will a good size driveway offering parking for several cars and rear garden with lawn, decking areas and workshop! Don't miss out on this wonderful home!



**Entrance Hall**  
8'2" x 5'1" n/t 3'3" (2.49m x 1.55m n/t 0.99m)  
Double glazed door to side, double glazed window to side, radiator, wall unit housing fuse board, wood flooring, opening to breakfast area.

**Kitchen/Breakfast Area**  
13'0" n/t 7'5" x 24'0" (3.96m n/t 2.26m x 7.32m)  
Under stairs storage cupboard, stairs to first floor landing, L shape, spotlights, wood flooring and tiled flooring, opening to lounge/diner, breakfast bar, wall and base units with worktops over, 1 1/2 bowl sink with drainer, splashbacks, integrated fridge/freezer, double glazed window to side and front, integrated Neff microwave, gas range cooker, cooker hood, integrated tumble dryer, integrated Neff dishwasher, integrated Neff washing machine, wall cupboard housing gas combi boiler.

**Lounge/Diner**  
18'5" x 23'3" (5.61m x 7.09m)  
Two radiators, wood flooring, spotlights, two double glazed French doors to rear, feature gas burner.

**Bedroom One**  
16'2" into bay x 10'11" (4.93m into bay x 3.33m)  
Double glazed bay window to front, radiator, door to wet room en-suite, fitted wardrobes, drawers and vanity.

**En-Suite Wet Room (Bedroom One)**  
7'6" x 8'11" (2.29m x 2.72m)  
Double glazed window to front, spotlights, extractor fan, radiator, tiled walls, W.C. wash hand basin, shower, heated towel rail, wall cabinet, wall heater.

**Bedroom Three**  
8'11" max x 6'0" n/t 5'1" (2.72m max x 1.83m n/t 1.55m)  
Double glazed window to side, radiator.

**Cloakroom**  
5'6" x 2'3" (1.68m x 0.69m)  
W.C. wash hand basin unit with vanity, heated towel rail, tiled flooring, extractor fan, splashbacks.

**First Floor Landing**  
2'7" x 4'7" (0.79m x 1.40m)  
Spotlights, door to bedroom two.

**Bedroom Two**  
16'6" x 11'5" max 10'10" (5.03m x 3.48m max 3.30m)  
Skylight windows to rear and side, eaves storage, radiator.

**En-Suite (Bedroom Two)**  
7'10" x 3'10" (2.39m x 1.17m)  
Skylight to front, W.C. wash hand basin with vanity, heated towel rail, tiled flooring, tiled walls, shower cubicle, extractor fan, spotlights.

**Rear Garden**  
Decking area, outside power, outside light, side gate, patio, pathway, lawn area, shrubs, area laid to decorative chippings, decking area with pergola, stone wall to one side.

**Worktop/Storage**  
8'3" x 17'1" (2.51m x 5.21m)  
Outside power, door to front and side, two double glazed windows to front, wall and base units with worktop over, power and light.

**Front/Driveway**  
Gated side access, outside tap, canopy over front door, brick paved driveway, lawn, mature shrubs, outside light, wall to front, parking for several cars, bin store.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

