



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/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!

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 28 Ellacombe Road, Bristol, BS30 9BA

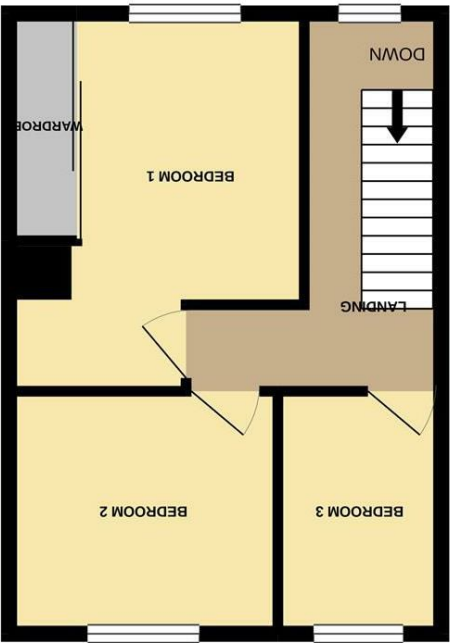
 info@bluesky-property.co.uk

 T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?

1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.2 sq.m.) approx.
Made with Metropix ©2021



GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



Council Tax Band: B | Property Tenure:

3 BEDROOM SEMI-DETACHED HOUSE!! CUL-DE-SAC LOCATION!! DRIVEWAY PARKING FOR 2 CARS!! SPACIOUS LOUNGE!! KITCHEN WITH INTEGRATED ELECTRIC OVEN!! ENCLOSED REAR GARDEN!! OFFERED UNFURNISHED!! AVAILABLE 12th JULY 2025!! Blue Sky are delighted to offer for rent this 3 bedroom semi-detached house on the cul-de-sac location of Blackthorn Walk in Kingswood. The property is within walking distance to local schools, amenities and provides easy access to the A4174 Ring Road to Bristol & Bath. The accommodation comprises; entrance porch, hallway, spacious lounge, kitchen with integrated electric oven and 3 piece white bathroom suite on the ground floor. To the first floor you will find the 2 double bedrooms and 1 single bedroom. The property benefits from uPVC double glazing and gas central heating. Externally the property boasts a driveway with 2 parking spaces and an enclosed rear garden. This property is sure to prove popular so book ASAP! Offered unfurnished and available 12th July 2025 Ideally suited to a couple or family! Not suitable for students, pets, sharers or smokers.

Council Tax Band B
Holding Deposit 1 week : £323.08
Dilapidations Deposit 5 weeks : £1615.40

AWARD WINNING LETTINGS AGENT.



Porch
2'11" x 5'05" (0.89m x 1.65m)

Hallway
14'08" x 5'05" (4.47m x 1.65m)
Storage cupboard
understairs

Lounge
13'11" x 10'10" (4.24m x 3.30m)
Gas fireplace with Baxi boiler

Kitchen
8'11" narrows to 5'10" x 10'11"
narrows to 8'08" (2.72m
narrows to 1.78m x 3.33m
narrows to 2.64m)
Integrated electric oven with
induction hob and extractor
hood above, storage
cupboard housing the water
tank.

Bathroom
5'05" x 5'05" (1.65m x 1.65m)
Bath with shower above,
wash hand basin and W.C.

Landing
13'11" x 5'05" (4.24m x 1.65m)

Bedroom 1
13'11" narrows to 10'11" x 10'11"
narrows to 7'00" (4.24m
narrows to 3.33m x 3.33m
narrows to 2.13m)
Built in wardrobes with
sliding doors

Bedroom 2
8'11" x 9'11" (2.72m x 3.02m)

Bedroom 3
9'01" x 6'07" (2.77m x 2.01m)

Front
Driveway parking for 2 cars.

Rear Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

