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for your co-operation in order to avoid delay in agreeing comply with money laundering regulations and we ask 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 asked the institution to the purchase and identification to asked the propertion asked to provide asked to provide the provide provide provide to the provide provide to the provide to the provide provide provide provide to the provide provide to the provide provide provide to the provide pro down, reconnection charges may apply. If you wish to if services have been switched off/disconnected/drained prior to exchange of contracts. Please also be aware that to satisfy yourself as to their working order and condition, recommend you carry out your own independent checks or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We services, appliances, equipment, fixtures or fittings listed, specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the guide to room layout and design. Items shown in photographs are NOT included in the sale unless 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 However, these details and anything we've said about the you with a fair and reliable description of the property. We have carefully prepared these particulars to provide

the sale.

GROUND FLOOR 474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREM : 152 A.G. (44.1 Supprox. Materian Metropix (2024

GFF - 40 Vicarage Road, Easton, Bristol, BS5 9AF £1,400 PCM







Council Tax Band: A | Property Tenure:

TWO BEDROOM PERIOD PROPERTY ON THE REDFIELD / EASTON BORDERS!

This ground floor apartment on Vicarage Road, Easton,- a charming location that could be your next home sweet home! This delightful flat boasts open plan kitchen / lounge area, 1 double bedroom with bay window and 1 single bedroom / Study, and a stylish bathroom. The modern kitchen is finished to a high standard with integrated fridge / freezer. The benefits of this property is a south facing low maintenance garden and shared use of the garage space, providing you

The benefits of this property is a south facing low maintenance garden and shared use of the garage space, providing you with ample storage, gas central heating, low council tax band A and double glazing and solar panels for reduced heating bills. Located on the Redfield / Easton borders, this property offers a perfect blend of tranquillity and urban living. With easy access to Bristol city centre, local amenities, schools, and parks, you'll have everything you need right at your fingertips. This property must be viewed to fully appreciate all it has to offer. Offered unfurnished and available 15th August 2025. Not suitable for smokers, sharers, students or pets.

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

AWARD WINNING LETTINGS AGENT.





Hallway

12'2" max x 6'2" (3.71 max x 1.89) With large storage cupboard

Kitchen / Lounge Area

19'6" max x 11'2" (5.96 max x 3.42) Including electric oven, gas hob, extractor fan and integrated fridge freezer

Bedroom One

12'9" max x 10'10" (3.89 max x 3.32) Bay window

Bedroom Two / Study 10'4" x 4'4" (3.15 x 1.33)

Bathroom

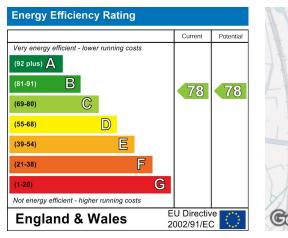
Garden

Garage Shared use of garage





6'3" x 5'4" (1.91 x 1.65) White bathroom suite comprising of WC, wash hand basin, bath with shower over





The Property Ombudsman	arla propertymark	naea propertymark
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