





SALES • LETTINGS • MANAGEMENT

**Like what you see?**

Get in touch to arrange a viewing!

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

**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.







Council Tax Band: C | Property Tenure: Freehold

**3 BEDROOM END OF TERRACE HOME WITH POTENTIAL TO ADD YOUR OWN MARK ON DUNSTAR GARDENS, WILLSBRIDGE!** The property boasts a spacious reception room that welcomes you into the heart of the home, perfect for both relaxation and entertaining. The kitchen/breakfast room is a practical space, ideal for family meals or casual dining, while the lounge provides a comfortable area to unwind after a long day. The property features a well-appointed bathroom and three generously sized bedrooms, making it suitable for families or those seeking extra space. One of the standout features of this home is the ample parking available for up to three vehicles, a rare find in many urban settings. Additionally, the property includes a workshop, shed, and loft, all equipped with power, providing excellent storage solutions or the potential for creative projects. The low-maintenance rear garden is a perfect retreat, allowing you to enjoy outdoor space without the burden of extensive upkeep. Located close to local schools, this home is ideal for families seeking a community-oriented environment. With the potential to add your own personal touch, this property is a fantastic opportunity for anyone looking to settle in a peaceful yet convenient location. Don't miss the chance to make this house your home.



**Porch**  
5'6" max" x 4'7" (1.68m max" x 1.40m)  
Obscure double glazed door into porch, wood effect flooring, storage cupboard housing fusebox.

**Lounge**  
14'6" x 14'7" max (4.42m x 4.45m max)  
Obscure single glazed door into lounge, double glazed window to front, wood effect flooring, stairs to first floor landing, 2x radiators, ceiling fan,

**Kitchen**  
9'5" x 14'7" (2.87m x 4.45m)  
Double glazed window to rear, obscure single glazed door into lean to, the kitchen consists of matching wall and base units with worktops & breakfast bar, 1 & a 1/2 bowl stainless steel sink with mixer taps, drainer and waste disposal unit, part tile splash backs, ceramic tile flooring, gas combi boiler, radiator, the following appliances are integrated:- electric oven, grill, 5 ring gas hob with extractor hood above, space for the following appliances:- dishwasher, under cabinet fridge, fridge/freezer,

**Lean To**  
7'3" x 13'4" (2.21m x 4.06m)  
Timber framed lean to, 2x double glazed doors to side & rear, double glazed window to rear, storage cupboards, worktops, wood effect flooring, space for the following appliances:- washing machine and dishwasher,

**Landing**  
4'9" x 10'1" (1.45m x 3.07m)  
Double glazed window to side, storage cupboard,

**Bedroom 1**  
15'0" x 9'7" max (4.57m x 2.92m max)  
Double glazed window to front, built in mirrored sliding wardrobes, built in second wardrobe and drawers, wood effect flooring, radiator, ceiling fan, loft access,

**Bedroom 2**  
9'4" x 9'8" max (2.84m x 2.95m max)  
Double glazed window to rear, wood effect flooring, radiator,

**Bedroom 3**  
8'5" x 6" (2.57m x 1.83m)  
Double glazed window to front, radiator,

**Bathroom**  
5'7" x 6'2" (1.70m x 1.88m)  
2x obscure double glazed windows to rear, L shape bath with shower above, shower screen, wash hand basin, W.C. storage cupboard under sink, heated towel rail, wood effect flooring, extractor fan, raised storage cupboards, tiled walls,

**Loft Area**  
14'7" x 11'8" (4.45m x 3.56m)  
Pull down ladder, partly boarded, eaves insulated, shelving, power and lighting,

**Front / Driveway**  
Pathway to front door, brick paved & gravel areas providing driveway parking for 3 cars, canopy over front door, storage cupboard housing meters, outside lighting, door to storage area,

**Rear Garden**  
14'7" x 8'10" (4.45m x 2.69m)  
Low maintenance rear garden consisting of patio & astro turf areas, pond, 4 raised flower beds, fences enclosing, outside lighting & water tap,

**Workshop**  
14'7" x 8'10" (4.45m x 2.69m)  
Double doors into the workshop from the rear garden, 3x windows, insulated, power and lighting,

**Storage Area**  
11'11" x 8'1" (3.63m x 2.46m)  
Previously a full length garage which has been shortened to create a shed & storage area, double glazed door from rear garden, single glazed door to driveway, shelving units, power and lighting,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	87

