



Blue Sky
SALES • LETTINGS • MANAGEMENT

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The Important Bit!

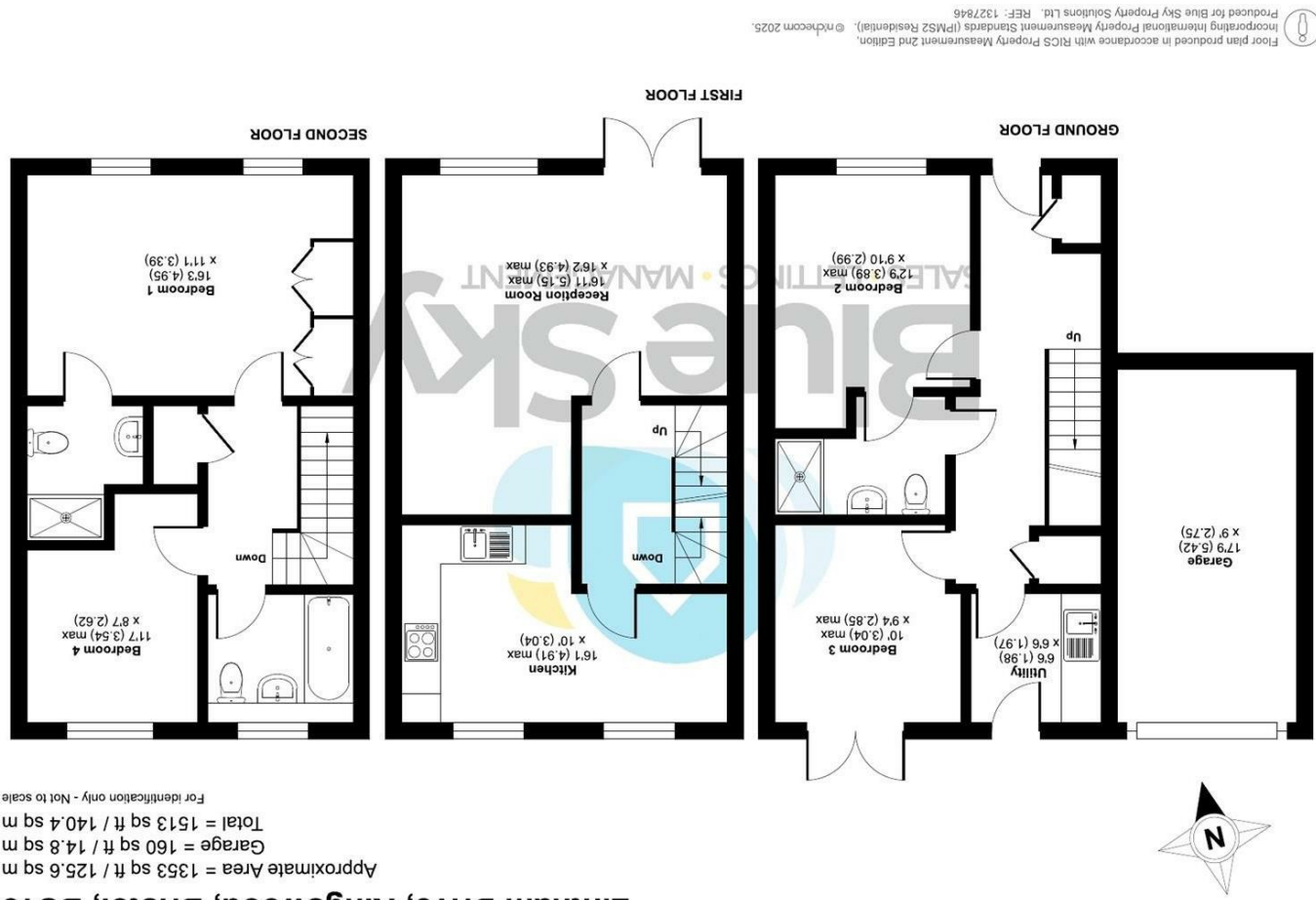
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and 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.

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Council Tax Band: B | Property Tenure: Freehold

NO CHAIN! SPACE GALORE OVER THREE FLOORS! Blue Sky are proud to offer for sale this FOUR DOUBLE bedroom townhouse located on the ever popular development of Lintham Drive in Kingswood! The property benefits from good access to local amenities, Beacon Rise primary school, playground and playing field, for commuters there is easy access to the A4174 ring road providing connections to Bath & Bristol. The accommodation comprises; entrance hall, downstairs shower room, bedroom two (with door to the shower room), bedroom three and utility room. On the first floor you will find the lounge/diner with a pleasant outlook and kitchen/breakfast room. The top floor boasts the main bedroom with en-suite, bedroom four and bathroom. Externally the property offers a single garage with driveway parking located next to the property and an enclosed good rear garden with patio and lawn area. Make sure this home is top of your viewing list!



Entrance Hall

Double glazed door to front, tiled flooring, two radiators, storage cupboard housing fuse board, under stairs storage cupboard, stairs to first floor landing.

Bedroom Two

12'9" x 9'10" (3.89m x 3.00m)
Double glazed window to front, radiator, L shape, door to shower room.

Shower Room

W.C, wash hand basin, shower cubicle, radiator, part tiled walls, shaver point, extractor fan, door to hallway and bedroom two.

Bedroom Three

11'7" x 8'7" (3.53m x 2.62m)
Double glazed French doors to rear, radiator.

Utility Room

6'6" x 6'6" (1.98m x 1.98m)
Double glazed door to rear, radiator, part tiled walls, tiled flooring, wall and base units with worktops over, sink and drainer, wall mounted gas boiler, extractor fan, space for washing machine and tumble dryer.

First Floor Landing

Radiator, door to lounge/diner, door to kitchen/breakfast room.

Lounge/Diner

16'11" x 16'2" (5.16m x 4.93m)
Double glazed window to front, double glazed French doors with Juliet balcony to front, two radiators, L shape.

Kitchen/Breakfast Room

16'1" x 10'0" (4.90m x 3.05m)
Two double glazed windows to rear, wall and base units with worktops over, tiled splashbacks, radiator, sink and drainer, space for fridge/freezer, L shape, cooker hood, electric oven, gas hob, space for dishwasher.

Second Floor Landing

Loft access, radiator, airing cupboard housing hot water tank.

Bedroom One

16'3" x 11'1" (4.95m x 3.38m)
Two double glazed windows to front, two radiators, fitted wardrobes, door to en-suite.

En-Suite

W.C, wash hand basin, radiator, extractor fan, shower cubicle, shaver point, part tiled walls.

Bedroom Four

10'0" x 9'4" (3.05m x 2.84m)
Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear, W.C, wash hand basin, enclosed bath with shower head off taps, shaver point, radiator, part tiled walls, extractor fan.

Front Garden

Pathway to front door, shrubs.

Rear Garden

Enclosed rear garden, outside tap, patio area, lawn area.

Garage

17'9" x 9'0" (5.41m x 2.74m)
Up and over door to front, garage is accessed via the archway to side of the property.

Parking

Parking to front of the garage.

Agent Note

The vendor has advised there is a site fee which is approx £120 every six months. The service charge is reviewed once a year.

The garage for this property is leasehold with 138 years remaining on the lease.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	88
(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		

