



8 Godfrey Court, Longwell Green, Bristol, BS30 7EQ

£1,300 PCM



Like what you see?

Get in touch to arrange a viewing!

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✉ info@bluesky-property.co.uk

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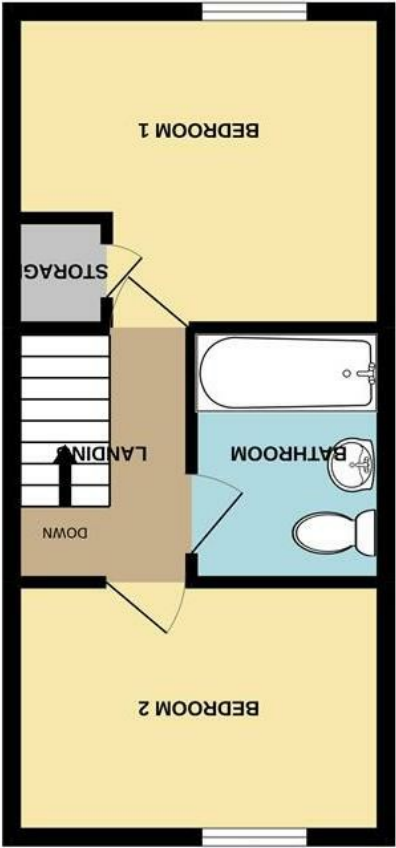
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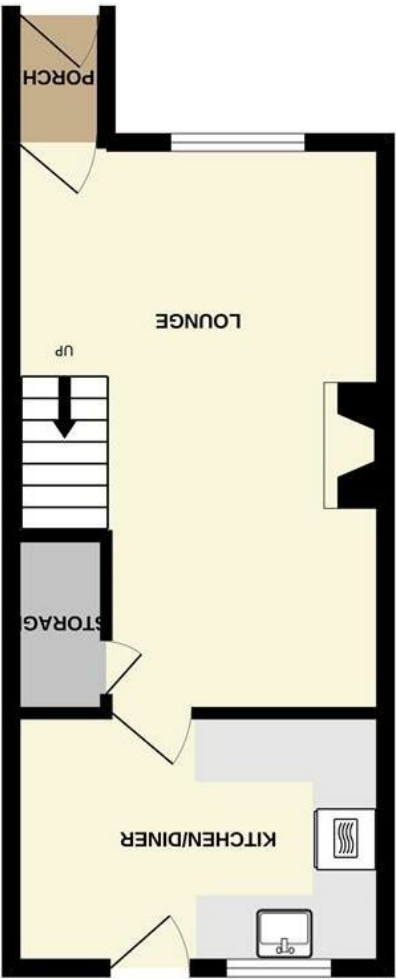
The Important Bit

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.

1ST FLOOR
307 sq.ft. (28.6 sq.m.) approx.



GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA: 620 sq.ft. (57.6 sq.m.) approx.
Made with Harebox 52022



Council Tax Band: B | Property Tenure:

2 DOUBLE BEDROOM MID-TERRACED HOUSE!! GARAGE & PARKING!! OFFERED UNFURNISHED!! Blue Sky are proud to offer for rent this 2 double bedroom mid-terraced home on the quiet cul-de-sac location of Godfrey Court in Longwell Green. The property is within walking distance to Longwell Green Gallagher Retail Park, Asda & The Aspects Leisure Complex, and has excellent transport links to the A4174 Ring Road to Bristol & Bath. In addition, it is close to open green space such as Hanham Hills and Willsbridge Nature Reserve. The accommodation comprises; entrance porch, spacious lounge and a kitchen/diner with electric cooker on the ground floor. To the first floor you will find the two double bedrooms and a white bathroom suite. Externally the property boasts both front & rear gardens, a single garage and off street parking for one car. Ideally suited to a couple or small family!! Not suitable for students, sharers, smokers or pets!! Available 1st November 2025!

Council Tax Band: B
Holding Deposit: £300
Dilapidations Deposit: £1500

AWARD WINNING LETTING AGENT



Entrance Porch
4'01" x 3'05" (1.24m x 1.04m)

Lounge
18'00" x 11'10" narrows to 9'00" (5.49m x 3.61m narrows to 2.74m)
Gas fireplace. Storage cupboard under the stairs.

Kitchen/Diner
8'06" x 11'10" (2.59m x 3.61m)
Includes a freestanding electric cooker with hob and extractor hood above.

Landing
7'05" x 6'01" narrows to 2'09" (2.26m x 1.85m narrows to 0.84m)

Bedroom 1
10'05" narrows to 6'05" x 11'10" narrows to 8'06" (3.18m narrows to 1.96m x 3.61m narrows to 2.59m)
Storage cupboard.

Bedroom 2
8'05" x 11'10" (2.57m x 3.61m)

Bathroom
7'05" x 5'06" (2.26m x 1.68m)
Includes bath with shower above, wash hand basin and W.C.

Front Garden

Rear Garden

Garage
Garage in a block next to the property.

Parking
One off street parking space in front of the garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

