



Like what you see?

Get in touch to arrange a viewing!

📞 t: 0117 9328165

✉ info@bluesky-property.co.uk

📍 28 Ellacombe Road, Bristol, BS30 9BA

See all of our amazing properties

and get lots of help at!

🌐 www.bluesky-property.co.uk

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.

GROUND FLOOR
27 sq ft (2.5 sq m) approx.

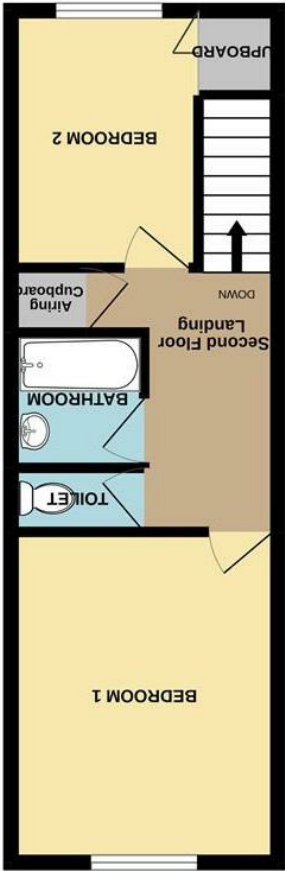


1ST FLOOR
209 sq ft (19.7 sq m) approx.



TOTAL FLOOR AREA : 667 sq ft (62.0 sq m.) approx.
Made with Mapbox ©2022

2ND FLOOR
320 sq ft (29.7 sq m) approx.





Council Tax Band: A | Property Tenure:

Blue Sky are pleased to bring to the rental market this 2 bedroom maisonette based in the ever popular Warmley area, this 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 on the ground floor with stairs to the first floor landing, where you will find the kitchen, dining room and spacious lounge, on the second floor there is two good sized bedrooms and bathroom with a separate W.C. The property also benefits from double glazing throughout, low Council Tax Band A. Ideally suited to a single applicant, couple or small family - the landlord has a preference to consider one child and one pet in the property. Not suitable for students, smokers or sharers!!

Available 6th November 2025 !! Offered unfurnished!

Council Tax Band: A
Holding Deposit 1 week : £229.61
Dilapidations Deposit 5 weeks : £1148.07

AWARD WINNING LETTINGS AGENT.



Entrance Hallway
2'10" x 2'10" (0.86m x 0.86m)

First Floor Landing
7'11" x 2'08" (2.41m x 0.81m)
Storage cupboard.

Lounge
15'04" x 10'01" (4.67m x 3.07m)

Kitchen
7'01" x 7'01" narrows to 4'11" (2.16m x 2.16m narrows to 1.50m)
Includes electric oven and hob with extractor hood above.

Dining Room
9'00" x 7'01" (2.74m x 2.16m)

Second Floor Landing
10'06" x 6'04" narrows to 4'02" (3.20m x 1.93m narrows to 1.27m)
Airing cupboard housing water tank.

Bedroom 1
13'02" x 10'01" (4.01m x 3.07m)

Bedroom 2
9'11" x 6'10" (3.02m x 2.08m)
Storage cupboard.

Bathroom
5'02" x 5'02" (1.57m x 1.57m)
Includes bath with shower above and wash hand basin.

Toilet
2'06" x 5'06" (0.76m x 1.68m)
Includes W.C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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	

