



Like what you see?

Get in touch to arrange a viewing!

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📍 28 Ellacombe Road, Bristol, BS30 9BA

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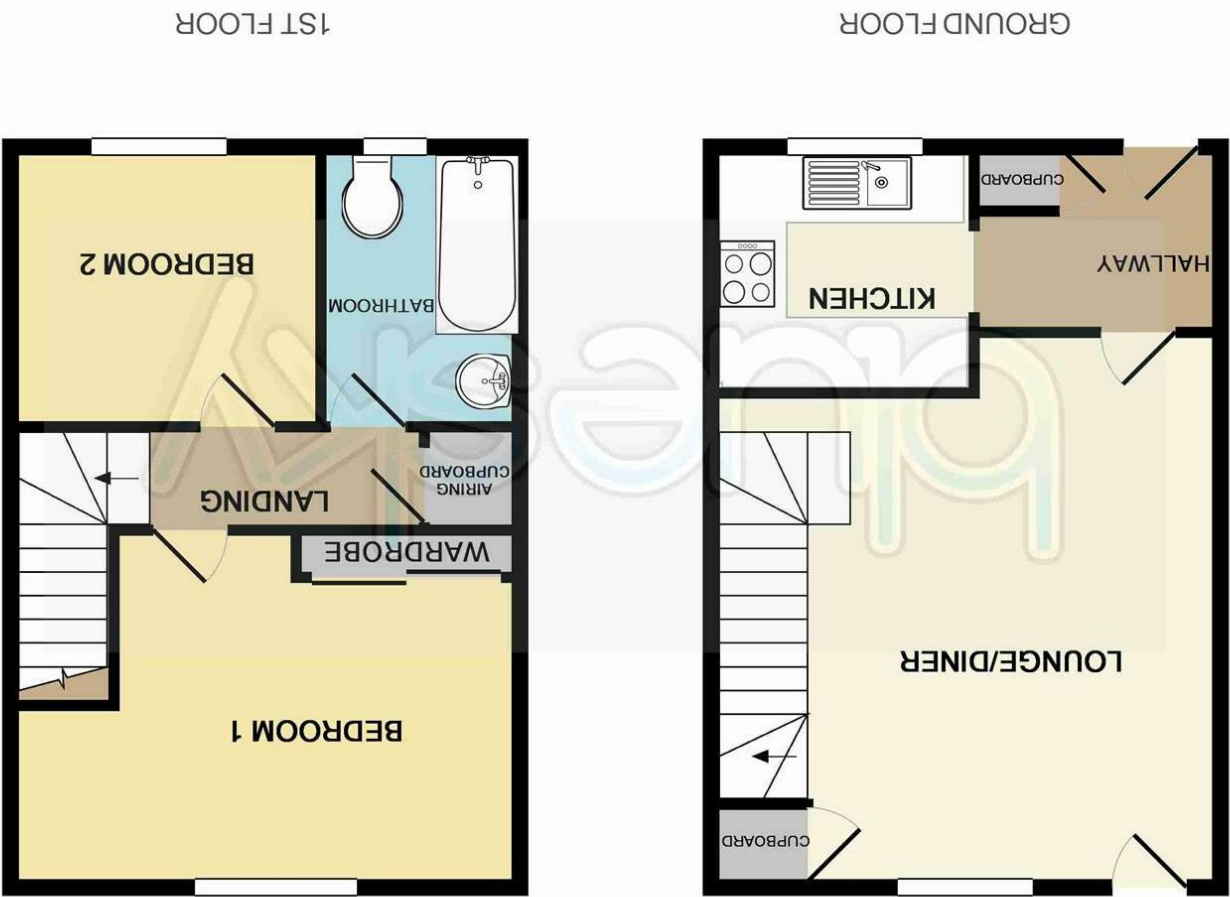
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Don't forget to register and stay ahead
of the crowd.

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: B | Property Tenure:

TWO BEDROOM TERRACE HOME! with GARAGE! Tucked away in a cul de sac over looking an open green. Located next to the Warmley Tower Museum, this property also provides great access to the A4174 ring road to Bristol, Bath and Keynsham and the Bristol to Bath Cycle Path is also accessible if you feel like tacking a more scenic route to work! Internally you'll fin a well proportioned entrance hall, kitchen, lounge/diner, and upstairs are 2 double bedrooms and a bathroom with 3 piece white suite with shower over the bath.. The low maintenance rear garden offers seclusion and place a to enjoy sunny weekends, and there is a garage with power points to the rear of the property, as well as allocated parking. Available 12th December 2025 !! Offered unfurnished. Ideally suited to a single applicant, couple or small family -Not suitable for students, pets, smokers or sharers!!

Council Tax Band: B
Holding Deposit 1 week : £276.92
Dilapidations Deposit 5 weeks : £1384.61
AWARD WINNING LETTING AGENT.



Hallway
5'5 x 7'2 (1.65m x 2.18m)

Kitchen
7'2 x 7'8 (2.18m x 2.34m)
with freestanding oven

Lounge/Diner
16'2 x 13'0 (4.93m x 3.96m)

Landing
3'0 x 10'7 (0.91m x 3.23m)

Bedroom One
10'6 x 13'1 (3.20m x 3.99m)
Includes built-in wardrobe

Bedroom Two
8'2 x 7'8 (2.49m x 2.34m)

Bathroom
8'2 4'9 (2.49m 1.45m)
Includes 3 piece white suite
with WC, wash hand basin
and bath with shower over

Garage
Single garage at rear of garden

Parking
One allocated parking space



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		
	71	80
England & Wales	EU Directive 2002/91/EC	

