

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/drailed 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.

The Important Bit!

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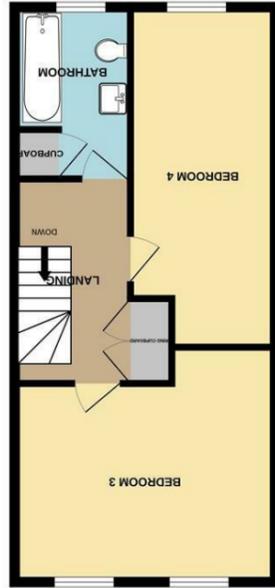
T: 0117 9328165

Get in touch to arrange a viewing!

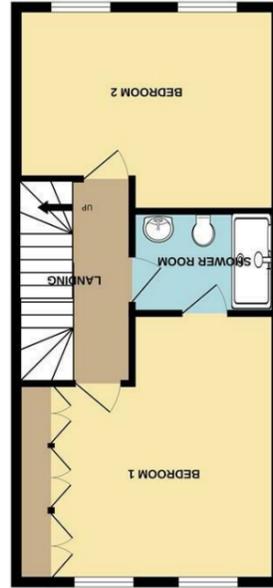
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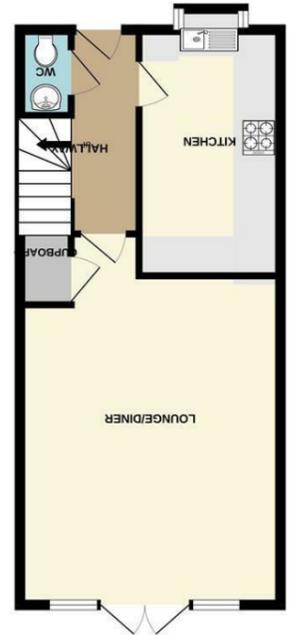
TOTAL FLOOR AREA: 1407 sq.ft. (130.7 sq.m.) approx.
Made with Hoxipix ©2025



2ND FLOOR
408 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.4 sq.m.) approx.



GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



30 Valerian Street, Lyde Green, Bristol, BS16 7JF

£1,850 PCM





Council Tax Band: D | Property Tenure:

Blue Sky are pleased to offer this modern 4 double bedroom townhouse to rent in Lyde Green. This immaculate modern built semi-detached house located within a quiet position within the sought after Lyde Green development. The property is conveniently located for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being ideally situated for the David Lloyd Health and Leisure Club and for the amenities of Lyde Green and Emersons Green. These amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, banks, doctors surgeries, library, vets and dentists. The local Park and Ride is only a short distance away. The property consists of an entrance hall, downstairs cloakroom, large kitchen with integrated white goods and living room, which is ideal for family living. On the first floor there are two double bedrooms, bedroom one with fitted wardrobes, off bedroom one is a shower room / ensuite which is also accessible from the landing. On the top floor you will find another two double bedrooms and a family bathroom with shower over the bath. Externally - the property has a lovely rear garden with patio. Parking in front of the garage (Garage not included in rent). Offered unfurnished and available January 6th!! Perfect family home!! Not suitable for students, pets or smokers! AWARD WINNING LETTING AGENT

Council Tax Band: D
Holding Deposit: £426.92
Dilapidations Deposit: £2134.61



Hallway
10'10 x 3'06 (3.30m x 1.07m)
Door into shower room

Kitchen
14'11 x 7'11 (4.55m x 2.41m)
Includes electric oven, gas hob, extractor, integrated fridge freezer, washer/dryer and dishwasher

Lounge/Diner
20'8 x 14'9 (6.30m x 4.50m)
French doors to garden

Bedroom One
13'0 x 13'0 max (3.96m x 3.96m max)
Built-in wardrobes, Door into shower room

Shower Room
8'09 x 4'06 (2.67m x 1.37m)
Comprising of Shower cubicle, WC and wash hand basin

Bedroom Two
14'9 x 9'2 (4.50m x 2.79m)

Bedroom Three
15'0 x 12'0 max (4.57m x 3.66m max)

Bedroom Four
15'5 x 8'9 (4.70m x 2.67m)
Freestanding wardrobe included

Bathroom
9'05 x 6'04 (2.87m x 1.93m)
Comprising of bath with shower over, WC and wash hand basin

Garden & Parking
Garden to rear of property
Parking to front of Garage

GARAGE NOT INCLUDED



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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	

