





SALES • LETTINGS • MANAGEMENT

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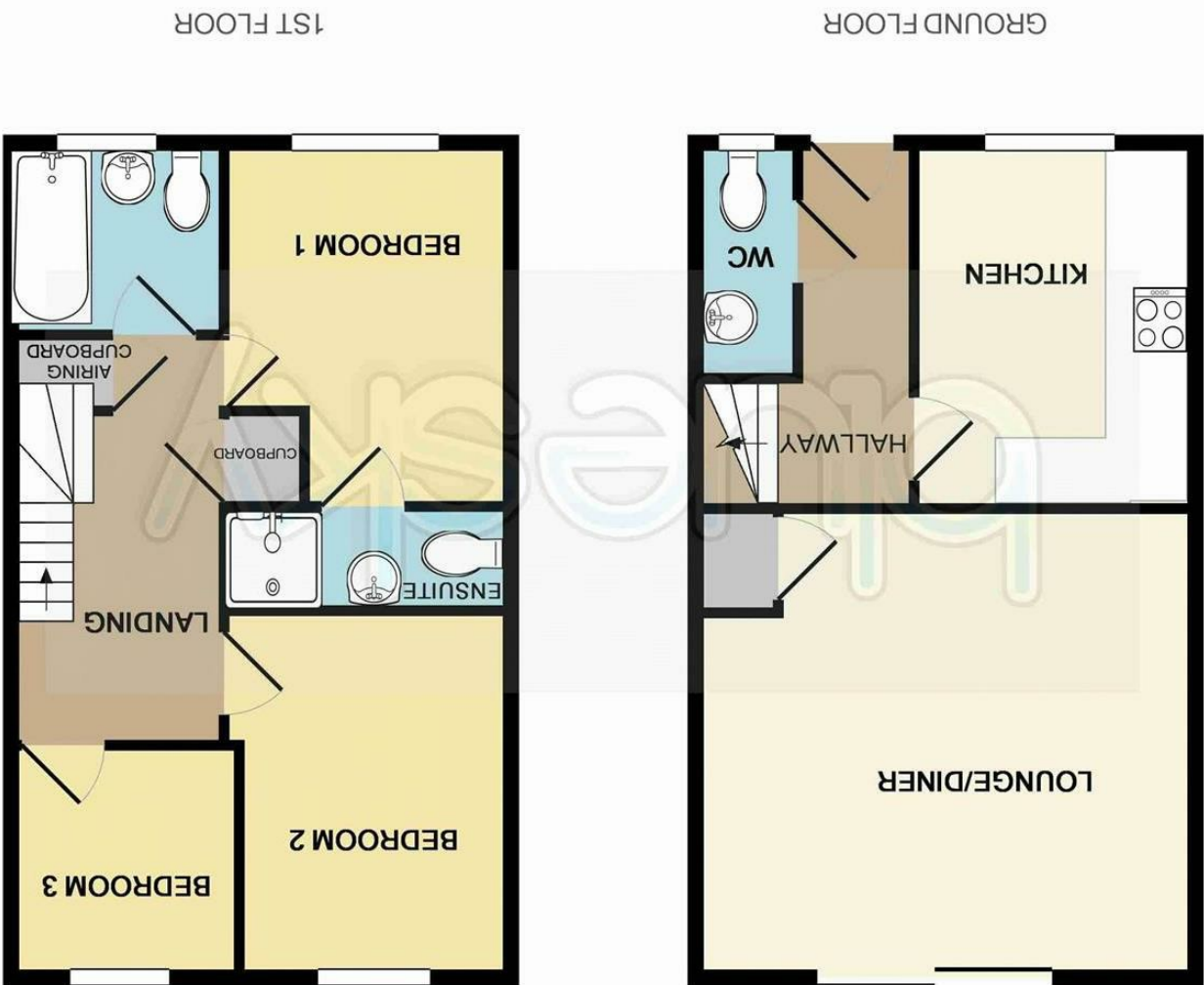
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The Important Bit!

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, if services have been switched off/disconnected/drainage prior to exchange of contracts. Please also be aware that 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: D | Property Tenure:

THREE BEDROOM LINK DETACHED HOME!! AVAILABLE 22ND DECEMBER 2025!! This fantastic modern home is a cut above the rest, with high quality modern decor throughout. Located in the extremely sought after Cheswick Village and is within walking distance to the MOD. Cheswick Village is an excellent location for anyone commuting to Bristol Parkway Station, MOD, Filton Business Park, the motorways and is 1 mile away from a retail park with a superb choice of shops and restaurants. The property offers; a modern fitted kitchen, spacious lounge/diner, master bedroom with en-suite, two further bedrooms, modern bathroom with a shower over the bath, downstairs cloakroom, enclosed rear garden with a side access gate and garage. Offered unfurnished and available 22nd December 2025!! Perfect family home !! Not suitable for students, sharers pets or smokers! AWARD WINNING LETTING AGENT

Council Tax Band: D
Holding Deposit: £368.07
Dilapidations Deposit: £1840.38



Hallway
11'1" x 3'6" (3.35m0.30m x 0.91m1.83m)

Cloakroom
7'1" x 2'8" (2.13m0.30m x 0.61m2.44m)

Kitchen
11'10" x 8'6" (3.35m3.05m x 2.44m1.83m)
Integrated oven and hob with an extractor fan, fridge/freezer and washing machine.

Lounge/diner
15" x 14'2" (4.57m x 4.27m0.61m)

Landing
6'3" x 12'3" (1.83m0.91m x 3.66m0.91m)

Bedroom One
11'8" x 8'9" (3.35m2.44m x 2.44m2.74m)

En-suite
8'9" x 3'2" (2.44m2.74m x 0.91m0.61m)

Bedroom Two
9'7" x 8'9" (2.74m2.13m x 2.44m2.74m)

Bedroom Three
7" x 6'3" (2.13m x 1.83m0.91m)

Bathroom
6'1" x 6'2" (1.83m0.30m x 1.83m0.61m)

Parking and Garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	79	
(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	

