





SALES • LETTINGS • MANAGEMENT

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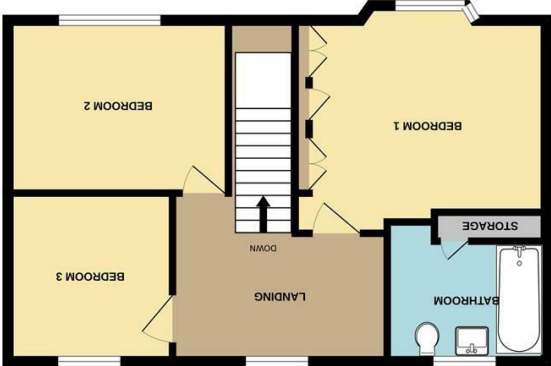
The Important Bit!

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.

GROUND FLOOR (56.0 sq.m.) approx.



1ST FLOOR (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1120 sq.ft. (104.1 sq.m.) approx.

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Blue Sky

69 Park Road, Cadbury Heath, Bristol, BS30 8ED

£1,450 PCM



Council Tax Band: B | Property Tenure:

MUST BE SEEN !! This three bedroom terraced property with two reception rooms, kitchen, utility room, store room and garden. Available 18th December 2025!!
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, where you will find an dining room, a modern kitchen with plenty of storage, with utility area, and spacious lounge with French doors to the exceptionally large garden. On the first floor there is two double bedrooms (the main bedroom with built in wardrobes), a single bedroom and modern bathroom with shower over bath.
The property also benefits from double glazing throughout, low Council Tax Band B.
Ideally suited to a family or couple!! Not suitable for students, smokers or sharers!!
Available 18th December 2025 !! Offered unfurnished!

Council Tax Band: B
Holding Deposit 1 week : £334.61
Dilapidations Deposit 5 weeks : £1673.07

AWARD WINNING LETTING AGENT.



Hallway
4'4 x 4'9 (1.32m x 1.45m)

Lounge
18'0 x 10'5 (5.49m x 3.18m)
French doors to Garden

Dining Room
11'3 x 10'5 (3.43m x 3.18m)

Kitchen
13'9 x 7'4 (4.19m x 2.24m)
Brand new electric and hob

Utility Room
5'6 x 4'4 (1.68m x 1.32m)

Store Room
10'2 x 6'8 (3.10m x 2.03m)

Bedroom One
15'0 x 11'4 (4.57m x 3.45m)
Incorporating built in wardrobes

Bedroom Two
12'45 x 8'7 (3.66m x 2.62m)

Bedroom Three
8'9 x 7'8 (2.67m x 2.34m)

Bathroom
7'4 x 7'7 (2.24m x 2.31m)
Comprising of a 3 piece white bathroom suite with WC, wash hand basin and bath with shower over.
Cupboard housing boiler

Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		85
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

