



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.

The Important Bit!

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28 Ellacombe Road, Bristol, BS30 9BA

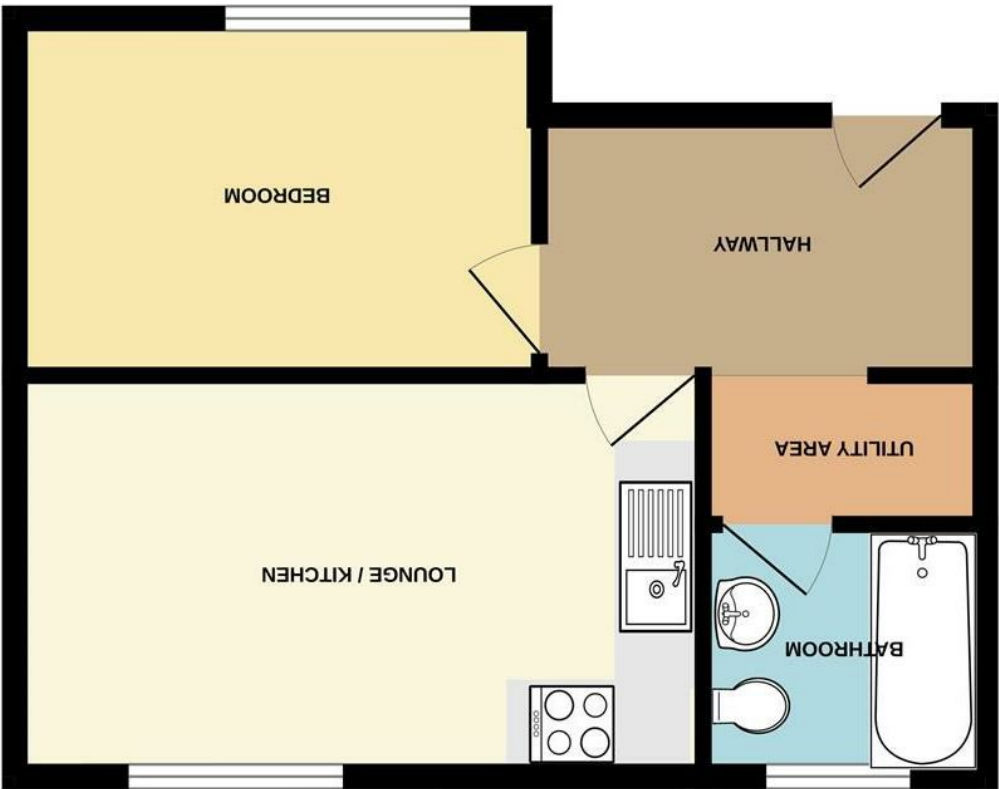
info@bluesky-property.co.uk

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?

GROUND FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 362 sq. ft. (33.7 sq.m.) approx.
Made with Mapbox ©2025



Council Tax Band: A | Property Tenure:

ONE BEDROOM APARTMENT ! COMMUNAL COURTYARD!! AVAILABLE NOW! Found at the heart of Wotton under Edge, this spacious one bedroom top floor apartment. Wotton under Edge is a delightful market town which provides a good choice of schools, shops, public houses, and restaurants/coffee shops. There are also nearby lovely walks with close access to The Cotswold Way. The property benefits from good commuter links with Junction 14 of the M5 motorway providing fast routes to Bristol, Gloucester and London. Communal door access through the gated courtyard entrance off Long Street up stairs to the top floor. On entering the apartment you are met by an hallway which leads to an open plan lounge with modern fitted kitchen, one large bedroom and bathroom with shower over the bath. Further benefits : Low council tax - band A, electric heating. Offered to the market on a unfurnished basis and available NOW!! . Not suitable for smokers, sharers or students. Ideal home for single tenant or couple, a pet considered !

Council Tax Band: A
Holding Deposit: £173.07
Dilapidations Deposit: £865.38

AWARD WINNING LETTING AGENT



- Hallway**
6'6 x 5'2 (1.98m x 1.57m)
- Lounge / Kitchen**
17'2 x 9'5 (5.23m x 2.87m)
Includes electric oven, hob and extractor fan
- Bedroom**
12'0 x 8'2 (3.66m x 2.49m)
- Utility Area**
6'4 x 3'3 (1.93m x 0.99m)
space for washing machine
- Bathroom**
6'4 x 5'7 (1.93m x 1.70m)
Comprising of WC, wash hand basin and bath with shower over



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		
England & Wales		
EU Directive 2002/91/EC		

