



Longwell Green, Bristol, BS30
 Approximate Area = 832 sq ft / 77.2 sq m
 For identification only - Not to scale



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. 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/drainaged, 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.

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Like what you see?



18a Ellacombe Road, Longwell Green, Bristol, BS30 9BA

£1,250 PCM





Council Tax Band: A | Property Tenure:

2 DOUBLE BEDROOMS MAISONETTE IN THE CHARMING AREA OF LONGWELL GREEN, BRISTOL!! This property is ideal for sharers, couples, or individuals seeking a peaceful retreat, offered unfurnished with a fully fitted kitchen & available now!! Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. The maisonette features a modern shower room, ensuring that your daily routines are both comfortable and efficient. The kitchen is a fully fitted space that allows for culinary creativity, making it easy to prepare meals for family and friends. Located in a friendly neighbourhood, this property benefits from local amenities and excellent transport links, making it easy to explore the wider Bristol area. Longwell Green is known for its community spirit and access to green spaces, providing a lovely environment for outdoor activities. This maisonette presents an excellent opportunity for those looking to settle in a vibrant part of Bristol. With its appealing features and prime location, it is a property not to be missed. Further benefits include a low council tax band - A and electric heating throughout. Not suitable for smokers or students!! Book in quick to see all that this property has to offer.

Council Tax Band:- A
 Holding Deposit 1 week:- £288.46
 Dilapidations Deposit 5 weeks:- £1,442.30



- Hallway**
13'8" x 6'8" (4.17m x 2.03m)
- Kitchen / Breakfast Room**
10'2" x 9'3" (3.10m x 2.82m)
The following appliances are built in:- electric cooker, induction hob with extractor hood above, fridge/freezer, washing machine, slimline dishwasher, and microwave.
- Lounge**
17'4" x 13'10" (5.28m x 4.22m)
- Landing**
7'5" x 6'9" (2.26m x 2.06m)
- Bedroom 1**
17'4" x 9'7" (5.28m x 2.92m)
- Bedroom 2**
13'9" x 10'3" (4.19m x 3.12m)

- Shower Room**
6'7" x 5'7" (2.01m x 1.70m)
Walk in shower cubicle, wash hand basin, w/c,
- Rear / Garden**



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			
		39	69
England & Wales		EU Directive 2002/91/EC	

