



Like what you see?

Get in touch to arrange a viewing!

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✉ info@bluesky-property.co.uk

📍 28 Ellacombe Road, Bristol, BS30 9BA

See all of our amazing properties

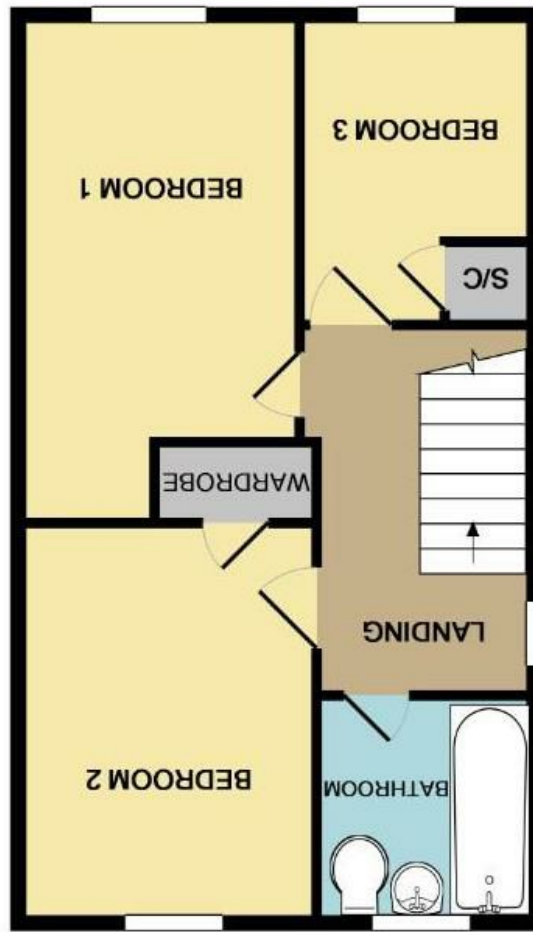
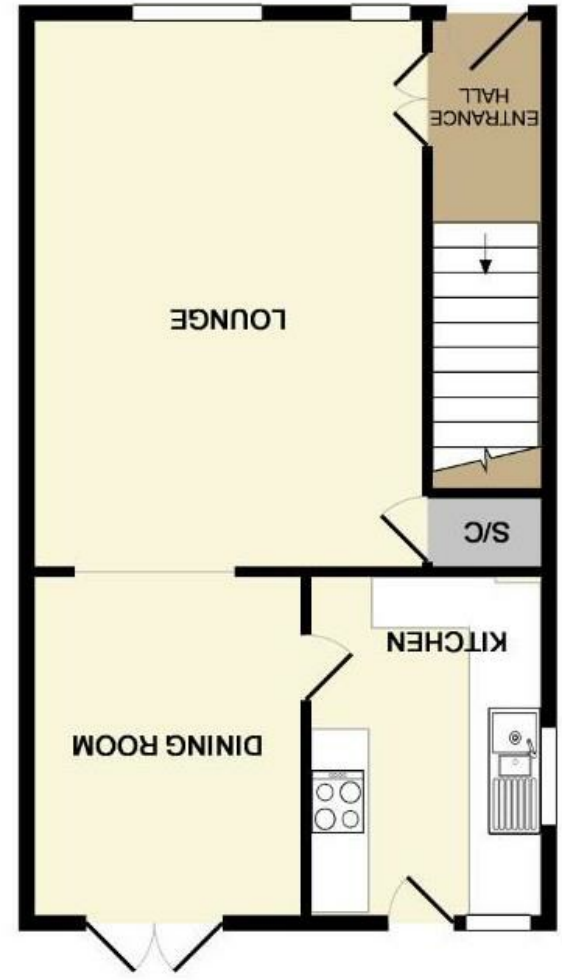
and get lots of help at!

🌐 www.bluesky-property.co.uk

Don't forget to register and stay ahead of the crowd.

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.





Council Tax Band: C | Property Tenure:

FANTASTIC PROPERTY LOCATED IN THE EVER POPULAR LONGWELL GREEN AREA!! AVAILABLE 20th August 2026! Be sure to view this amazing property as it will definitely be snapped up quickly!! This great property is located close to local shops, restaurants, cafes, a good primary school, a modern cinema complex, gym and leisure centre, the A4174 ring road and regular bus routes into Bristol and Bath. The property comprises; an entrance hallway, large open lounge leading to dining area and a fitted kitchen with an electric oven, hob and extractor fan. Upstairs there are two double bedrooms and a single. In addition, there is a modern family bathroom with a shower over the bath. The property also benefits from; fully double glazed windows, gas central heating, an enclosed large private back garden and off street parking for two cars!! Offered Unfurnished!! No Students, Sharers or Smokers!! Available 20th August 2026!!

Council Tax Band: c
Holding Deposit 1 week : £345
Dilapidations Deposit 5 weeks : £1725

AWARD WINNING AGENT



Front/Parking

Off Road parking for two vehicles.

Entrance hall

6'7" x 3'5" (2.031 x 1.044)

Wooden flooring, coat hooks and burglar alarm controls.

Lounge

12'4" max x 13'3" (3.773 max x 4.039)

Spacious living area with multiple power and TV points.

Dining Room

10'10" x 7'11" (3.309 x 2.415)

Light spacious room with double doors leading to the garden.

Kitchen

7'6" max x 11'4" into door (2.288 max x 3.477 into door)

Modern fitted kitchen with ample storage and spaces for white goods.

Dishwasher will be gifted

Stairs

12'1" max x 2'10" (3.708 max x 0.882)

With window to the side

Landing

5'10" n/t 2'8" x 8'4" (1.792 n/t 0.829 x 2.556)

Modern decor with access to all rooms.

Bathroom

6'1" x 6'1" (1.876 x 1.856)

Modern grey and white suite, with w/c, basin, bath and plumbed shower over the bath.

Bedroom 1

13'7" x 8'9" (4.165 x 2.684)

Spacious double bedroom to front of property with built in double wardrobe.

Bedroom 2

Good sized second double bedroom with built in storage.

Bedroom 3

9'11" n/t 7'1" x 6'5" n/t 3'1" (3.036 n/t 2.161 x 1.973 n/t 0.945)

A good sized single room, ideal child's bedroom or home office.

Rear Garden

With patio area and lawn, side access and a shed included.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(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		

