





SALES • LETTINGS • MANAGEMENT

44 Yew Tree Drive, Kingswood, Bristol, BS15 4UB

£1,400 PCM



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📞 0117 9328165

✉ info@bluesky-property.co.uk

📍 28 Ellacombe Road, Bristol, BS30 9BA

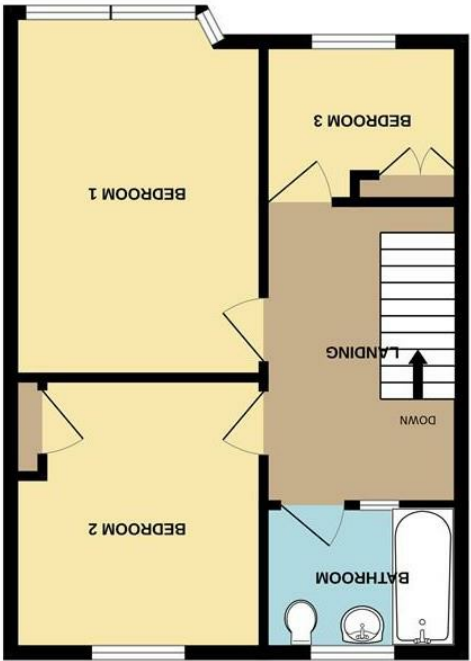
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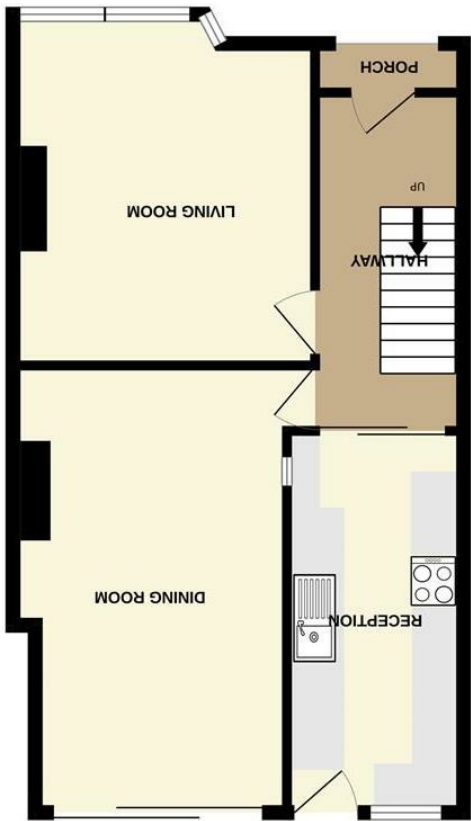
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The Important Bit!

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, 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.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.

TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.
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Council Tax Band: C | Property Tenure:

Situated in the popular residential area of Kingswood, Bristol, this well-presented three-bedroom mid-terrace home offers spacious and versatile accommodation, making it an ideal choice for families. The property is conveniently located close to a range of local schools, shops and amenities, with excellent transport links via the A4174 Ring Road providing easy access to both Bristol and Bath.

The ground floor comprises a welcoming entrance hallway, a bright and comfortable living room to the front of the property, and a generous dining room to the rear with patio doors opening onto the enclosed rear garden. The newly fitted modern galley-style kitchen offers ample storage and workspace, with a rear door providing direct access to the garden.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom fitted with a white suite and a shower over the bath.

Externally, the property benefits from ample off-street parking to the front, an enclosed rear garden with useful storage.

Additional benefits : gas central heating and double glazing throughout. Offered unfurnished and available from late August.

Please note: This property is not suitable for smokers, sharers or students.

Council Tax Band: C
Holding Deposit 1 week : £323.07
Dilapidations Deposit 5 weeks : £1615.38

AWARD WINNING AGENT



Hallway
13'4 x 5'9 (4.06m x 1.75m)
Cupboard under the stairs

Lounge
12'8 x 11'1 max (3.86m x 3.38m max)
electric fire

Dining Room
17'7 x 10'6 max (5.36m x 3.20m max)
Patio doors to garden

Kitchen
13'0 x 7'0 (3.96m x 2.13m)
Back door to garden
Freestanding electric cooker and extractor over

Fridge/freezer will be gifted
Dishwasher gifted

Landing
8'4 x 7'8 (2.54m x 2.34m)

Bedroom One
13'10 x 10'2 (4.22m x 3.10m)

Bedroom Two
11'0 x 10'2 (3.35m x 3.10m)
Storage cupboard

Bedroom Three
7'8 x 6'9 (2.34m x 2.06m)
With built in wardrobe

Bathroom
7'8 x 5'6 (2.34m x 1.68m)
comprising of WC, wash hand basin and bath with shower over

garden & storage
Storage in garden okay for storage but not water tight

Parking to Front
Parking for two cars



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

