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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.





Council Tax Band: A | Property Tenure:

FOR THOSE WHO WANT PEACE & QUIET WITH ALL BILLS INCLUDED !!
We are pleased to offer this converted and cosy DETACHED 1 bedroom annex located in the grounds of the beautiful Bury Manor Castle. Conveniently located within 5 miles of Bath and 7 miles of Bristol, as well as being situated close to the A4174 Ring Road and M4. Accommodation briefly comprises; open plan lounge/kitchen with stairs leading up to the bedroom and bathroom. Further benefits from double glazing, electric heating, off street parking and stunning views. Offered Unfurnished with cooker, fridge/freezer and washing machine. Included in the Rent is ALL UTILITY BILLS (Council Tax, Electric, Water and Sewage!) Available NOW!.

Holding Deposit: £276.92
Dilapidations Deposit: £1384.61

AWARD WINNING LETTING AGENT



Bedroom

9'1" x 11'2" (2.77 x 3.40)

Bathroom

9'4" x 5'0" (2.84 x 1.52)

Open Plan Lounge/
Kitchen

17'6" x 12'0" (5.33 x 3.66)



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	44	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

