



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/drained 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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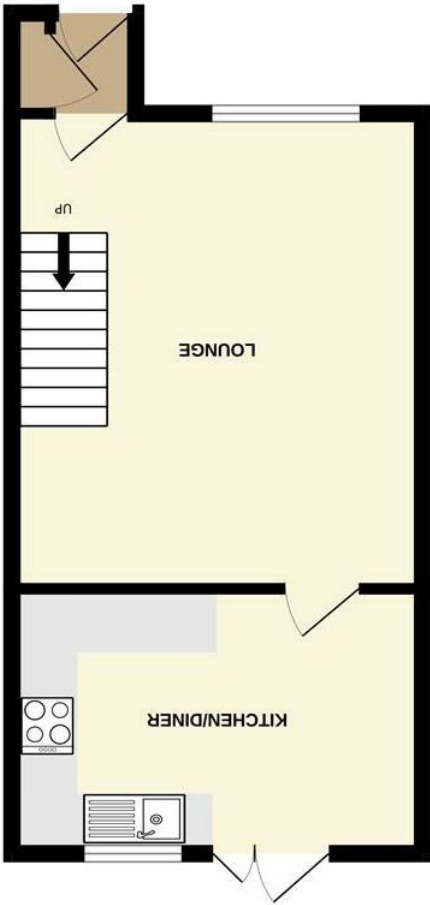
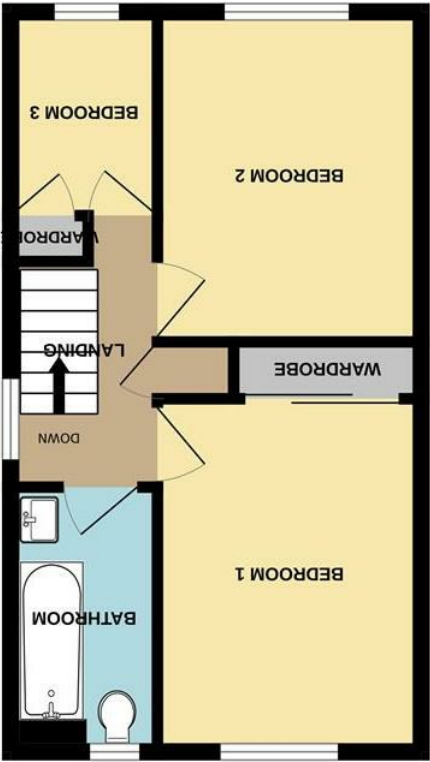
28 Ellacombe Road, Bristol, BS30 9BA

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Get in touch to arrange a viewing!

Like what you see?



TOTAL FLOOR AREA: 713 sq.ft. (66.2 sq.m.) approx.
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Council Tax Band: D | Property Tenure:

NEWLY RENOVATED!! STUNNING THREE BEDROOM END TERRACED HOME IN WESTON VILLAGE!! This property is located a short walking distance from the RUH with good road and bus links readily available for both Bath and Bristol. With the green fields and village amenities of Weston village all at your disposal. Entering through the porch. The main living space is a generous size. The kitchen/diner to the rear has spaces and plumbing for white goods (goods not included) as well as space for a table and chairs. Through the rear door is a low maintenance south facing rear garden. Heading upstairs the property comes with two generous double bedrooms and a single, the main bedroom comes with built in storage. The bathroom is a modern bathroom with white suite and shower over. Ideally suited to a family or couple this property has been finished to a very high standard and is a must see! Sharers will be considered but the landlord will not students or smokers at this property. There is off street parking for 1 car. Available NOW!!

Council Tax Band: D
Holding Deposit 1 week : £415.38
Dilapidations Deposit 5 weeks : £2076.92

AWARD WINNING AGENT



Porch
3'02 x 2'11 (0.97m x 0.89m)
Storage cupboard

Lounge
16'03 x 13'11 (4.95m x 4.24m)
Stairs to first floor

Kitchen/Diner
13'11 x 9'06 (4.24m x 2.90m)
Comprising of electric oven, electric induction hob and extractor

Landing
10'03 x 5'11 (3.12m x 1.80m)

Bedroom One
12'01 x 9'04 (3.68m x 2.84m)
With built in wardrobe with sliding doors

Bedroom Two
11'08 x 7'08 (3.56m x 2.34m)

Bedroom Three
6'11 x 5'11 (2.11m x 1.80m)

Bathroom
6'11 x 5'11 (2.11m x 1.80m)

Garden & Parking
Low maintenance south facing garden

Parking space on a first come basis

