





SALES • LETTINGS • MANAGEMENT

Like what you see?

Get in touch to arrange a viewing!

 t: 0117 9328165

 info@bluesky-property.co.uk

 28 Ellacombe Road, Bristol, BS30 9BA

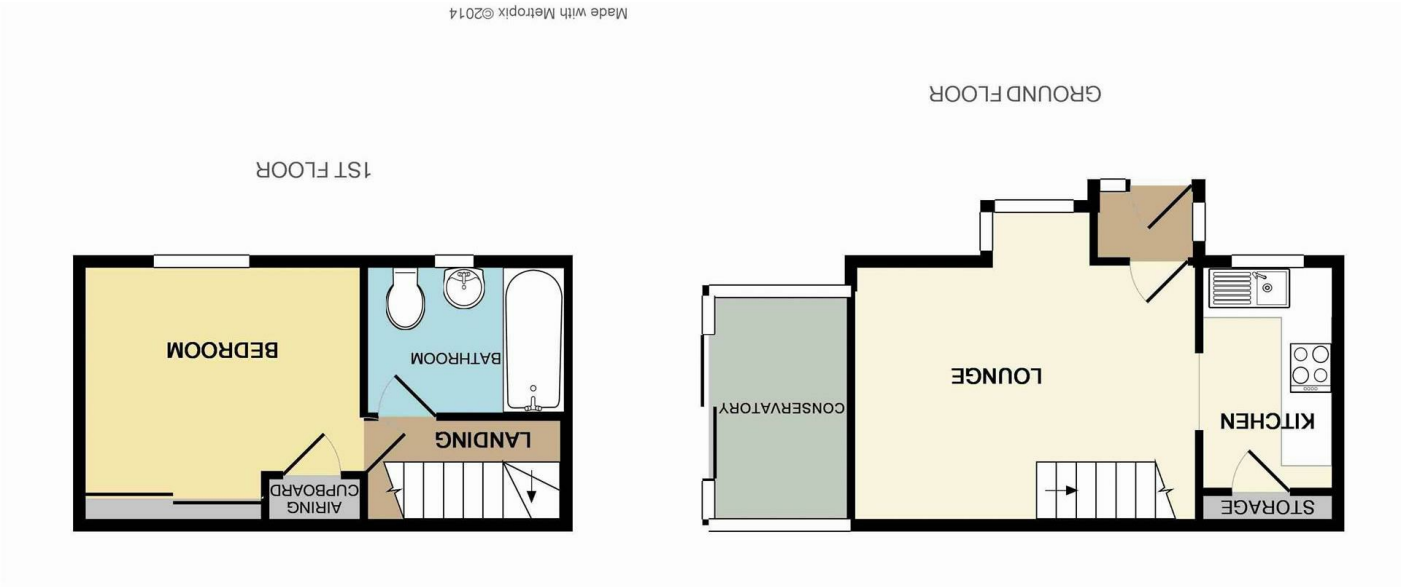
See all of our amazing properties and get lots of help at!

 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/draind 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: B | Property Tenure:

NEWLY REFURBISHED STUNNING ONE BEDROOM HOUSE located in Warmley with its convenient local amenities as well as excellent commuter routes to Both Bristol and Bath and the M4/M5/M32 motorway networks!! WELL PRESENTED!! POPULAR LOCATION!! PARKING!! This beautifully presented home ticks all the boxes! Accommodation comprises: entrance porch, lounge with stairs to the first floor, kitchen with modern units plus conservatory which leads to the garden. The first floor offers a spacious double bedroom and bathroom with shower. Externally the property offers a garden area, there is also allocated parking for one car close to the property.

Sure to attract quick interest. Available NOW!! Not suitable for smokers, students or children.

Council Tax Band: B
Holding Deposit 1 week : £265.38
Dilapidations Deposit 5 weeks : £1326.92

AWARD WINNING LETTINGS AGENT.



Entrance Porch

3'3" x 2'10" (0.99 x 0.86)

Lounge

13'8" x 10'6" max (4.17 x 3.20 max)

Kitchen

5'5" x 9'5" (1.65 x 2.87)
Including electric oven and hob, washing machine and fridge/freezer.

Conservatory

5'7" x 9'5" (1.70 x 2.87)

Landing

6'7" x 6'7" (2.01 x 2.01)

Bedroom One

9'4" x 11'2" (2.84 x 3.40)
Built-in wardrobes with sliding doors, airing cupboard housing hot water tank

Bathroom

6'6" x 6'1" (1.98 x 1.85)

Comprising of a 3 piece white suite with WC, wash hand basin and panel bath with mixer tap and shower over.

Parking

Tandem off street parking for two vehicles, second bay.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		87	
(81-91) B			
(69-80) C	69		
(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			

