





SALES • LETTINGS • MANAGEMENT

Like what you see?

Get in touch to arrange a viewing!

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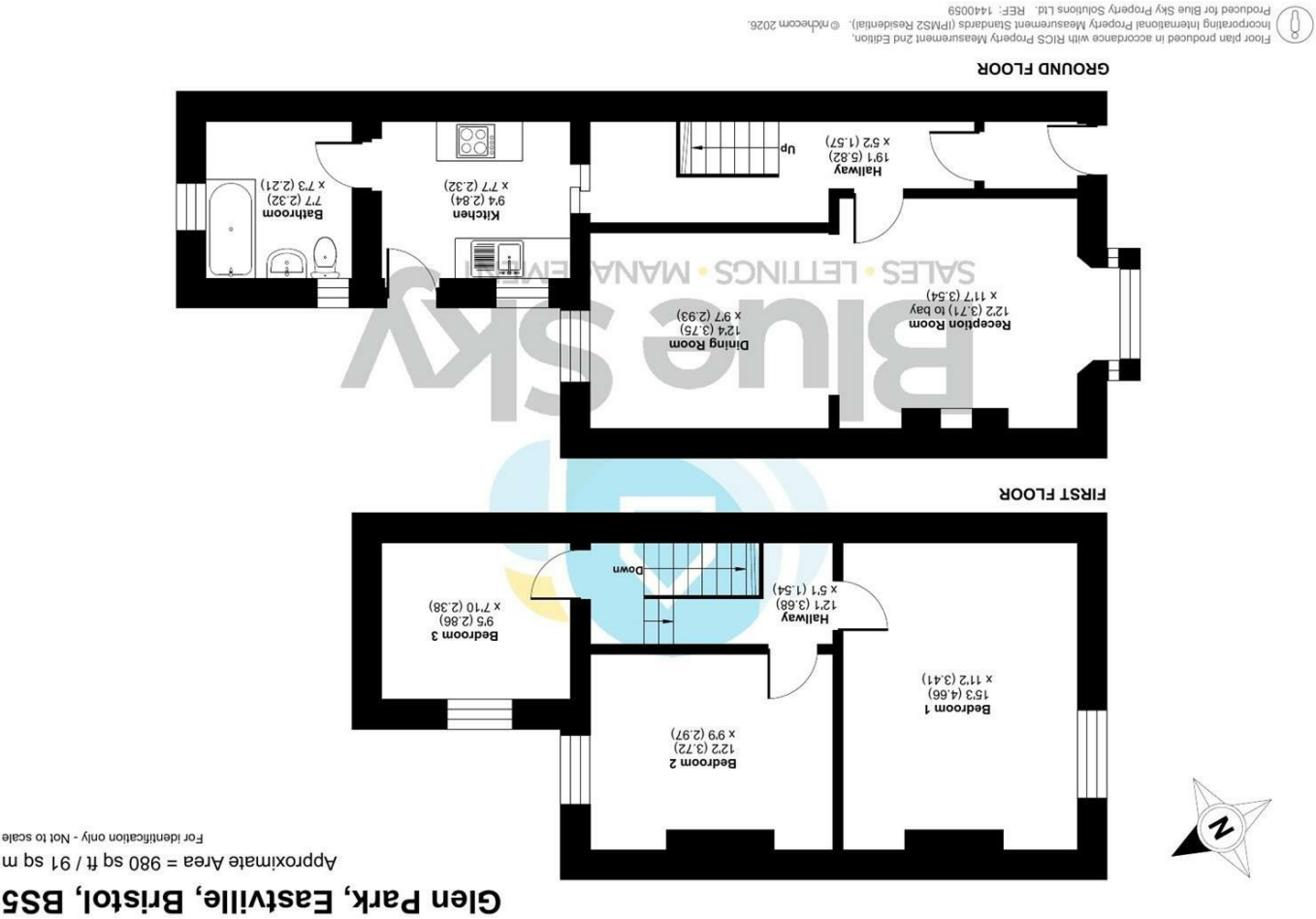
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The Important Bit!

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.



4 Glen Park, Eastville, Bristol, BS5 6SL

£1,500 Per Month



Council Tax Band: B | Property Tenure:

3-BEDROOM PERIOD TERRACED HOME - MUST BE VIEWED! Situated in the popular area of Glen Park, Eastville, this attractive three-bedroom mid-terraced period property offers spacious and well-proportioned accommodation, making it an ideal home for families, couples or individuals looking for a comfortable property within easy reach of Bristol City Centre. The property comprises a spacious reception room, **BRAND NEW** kitchen, three generous bedrooms and a family bathroom downstairs. Retaining plenty of period character, the property offers a great combination of traditional charm and practical living space. The location is particularly convenient, with Bristol City Centre easily accessible, along with excellent transport links to the M32, M4 and M5, making it ideal for commuters travelling across Bristol and the surrounding areas. There are also a variety of local shops and amenities within walking distance, while the nearby Eastville Park provides a fantastic green space for walks, exercise and enjoying the outdoors. **AVAILABLE NOW!** Please note: Not suitable for students or smokers.

Council Tax Band: B
Holding Deposit 1 week : £346.15
Dilapidations Deposit 5 weeks : £1730.77

AWARD WINNING LETTINGS AGENT.



Entrance Porch

Hallway
19'1 x 5'2 (5.82m x 1.57m)

Lounge
12'2 x 11'7 (3.71m x 3.53m)

Dining Room
12'4 x 9'7 (3.76m x 2.92m)

Kitchen
9'4 x 7'7 (2.84m x 2.31m)
Includes electric oven, hob and extractor

Bathroom
7'7 x 7'3 (2.31m x 2.21m)
Comprising of a white three piece bathroom suite with WC, wash hand basin and bath with shower over

First Floor Landing
12'1 x 5'1 (3.68m x 1.55m)

Bedroom 1
15'3 x 11'2 (4.65m x 3.40m)

Bedroom 2
12'2 x 9'9 (3.71m x 2.97m)
With cupboard housing combi boiler

Bedroom 3
9'5 x 7'10 (2.87m x 2.39m)

Front Garden
Rear Garden



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	83
England & Wales		
EU Directive 2002/91/EC		

