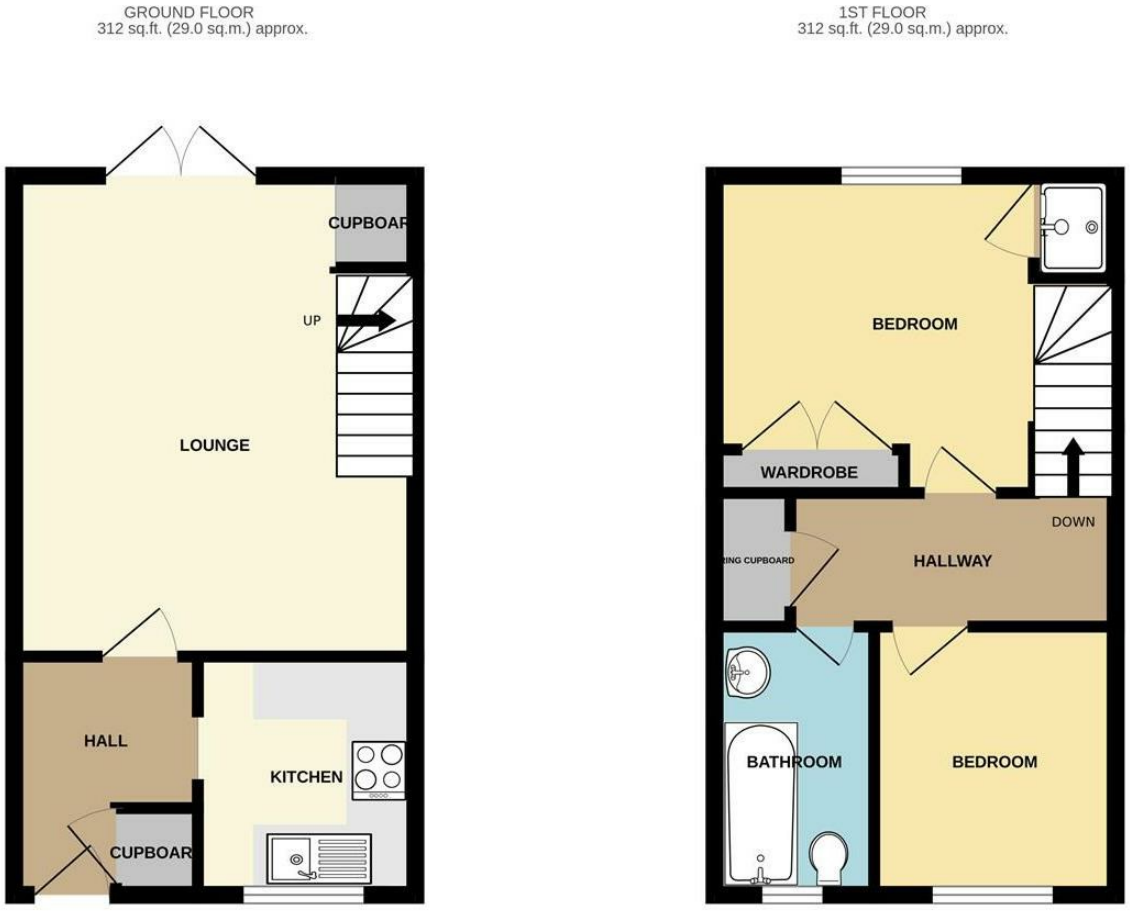
5 Montrose Drive, Warmley, Bristol, BS30 8GU

£1,350 PCM





TOTAL FLOOR AREA : 624 sq.ft. (58.0 sq.m.) approx.

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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

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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/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.



2 1 1 D

Council Tax Band: C | Property Tenure:

TWO BEDROOM TERRACE HOME! with PARKING! Tucked away in a cul de sac located next to the Warmley Tower Museum, this property also provides great access to the A4174 ring road to Bristol, Bath and Keynsham and the Bristol to Bath Cycle Path is also accessible if you feel like tacking a more scenic route to work!

Internally you'll find a well proportioned entrance hall, kitchen, lounge/diner, and upstairs are 1 double and good size single bedroom and a bathroom with 3 piece white suite with shower over the bath..
The rear garden offers seclusion and place a to enjoy sunny weekends, and there is 2 parking spaces to rear with access into the garden. Available 24th November 2026!! Offered unfurnished. Ideally suited to a single applicant, couple or small family -Not suitable for students, smokers or sharers!!

Council Tax Band: C
Holding Deposit 1 week : £311.54
Dilapidations Deposit 5 weeks : £1557.69
AWARD WINNING LETTING AGENT.





Hallway
8'05 x 5'05 max (2.57m x 1.65m max)
Including storage cupboard,

Kitchen
7'09 x 7'02 (2.36m x 2.18m)
Including a freestanding oven
And combi boiler with HIVE system

Lounge / Diner
14'05 x 13'00 (4.39m x 3.96m)
With new french doors to garden

Bedroom One
10'06 x 9'05 (3.20m x 2.87m)
Including wardrobes and shower cubicle

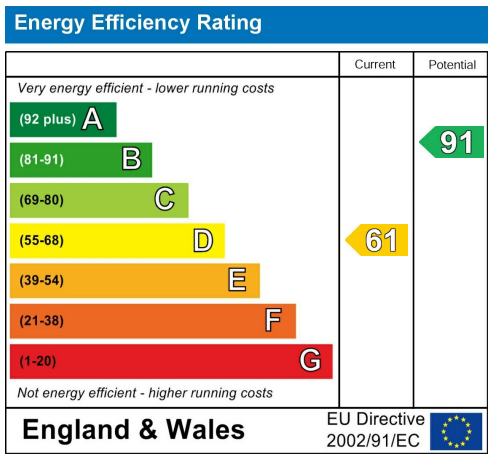
Bedroom Two
8'02 x 7'09 (2.49m x 2.36m)

Bathroom
8'01 x 4'11 (2.46m x 1.50m)
Comprising of WC, wash hand basin and bath with shower over

Garden
With gate to tandem parking space









The Property Ombudsman
arla | propertymark PROTECTED
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