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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: E | Property Tenure:

FOUR BEDROOM DETACHED FAMILY HOME | SOUGHT-AFTER MANGOTSFIELD LOCATION | GARAGE & DRIVEWAY PARKING | LARGE GARDEN | ANNEXE | AVAILABLE NOW

Blue Sky Property are delighted to offer to rent this substantial four-bedroom detached family home, situated in a highly sought-after and rarely available location in Mangotsfield. This spacious property offers versatile and well-proportioned accommodation, making it an ideal family home. The ground floor comprises an entrance hallway, cloakroom, fitted kitchen, large lounge, dining area, utility room, annexe and shower room. Upstairs, there are four good-sized bedrooms and a family bathroom. Outside, the property benefits from a large garden, garage and driveway parking for up to three cars, providing excellent outdoor space and ample parking. Further benefits include double glazing and gas central heating. The property is offered unfurnished and is available immediately.



Hallway
6'06 x 5'07 (1.98m x 1.70m)

Cloakroom
5'07 x 2'06 (1.70m x 0.76m)
Including WC and wash hand basin

Utility Room
8'01 x 7'03 (2.46m x 2.21m)

Kitchen
9'11 x 8'1 (3.02m x 2.46m)
Comprising of electric oven, gas hob and extractor fan

Door to garden

Lounge
21'04 x 13'0 (6.50m x 3.96m)
Feature fireplace (not connected)

Dining Area
8'04 x 7'10 (2.54m x 2.39m)
Patio doors to garden

Annexe
20'0 x 6'03 (6.10m x 1.91m)
Door to front

Shower Room
10'9 x 9'0 (3.28m x 2.74m)
Comprising of shower cubicle, WC and wash hand basin

Bedroom Four
14'0 x 8'0 (4.27m x 2.44m)

Bedroom Three
10'08 x 8'05 (3.25m x 2.57m)

Bedroom Two
10'0 x 8'05 (3.05m x 2.57m)

Bedroom One
13'01 x 14'04 (3.99m x 4.37m)
With built in wardrobes

Bathroom
7'03 x 6'07 (2.21m x 2.01m)
Comprising of WC, wash hand basin and bath with shower over

Garage & Parking

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		
	69	80
England & Wales	EU Directive 2002/91/EC	

