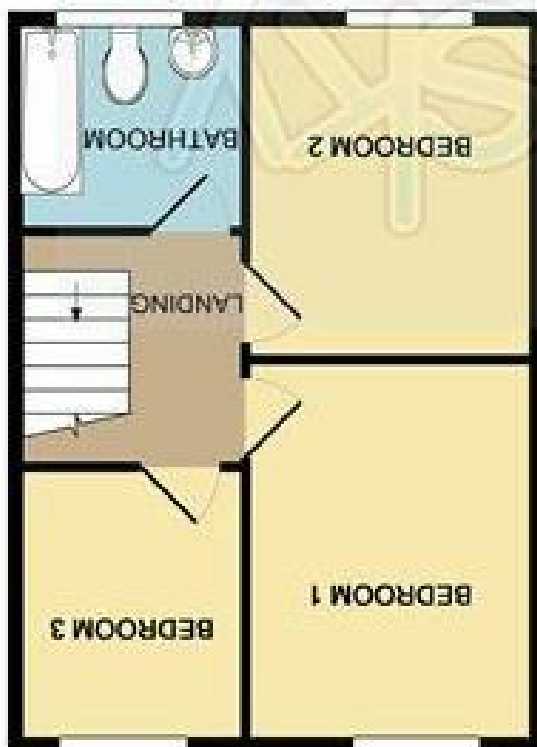


GROUND FLOOR



1ST FLOOR



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 in the 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/drailed 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**

**Don't forget to register and stay ahead of the crowd.**

[www.bluesky-property.co.uk](http://www.bluesky-property.co.uk)

**See all of our amazing properties and get lots of help at:**

[info@bluesky-property.co.uk](mailto:info@bluesky-property.co.uk)

28 Ellacombe Road, Bristol, BS30 9BA

0117 9328165

**Get in touch to arrange a viewing!**

**Like what you see?**



**9 Thurstons Barton, Bristol, BS5 7BQ**

**£1,225 PCM**



Council Tax Band: C | Property Tenure:

THIS PROPERTY IS A MUST SEE!! TUCKED AWAY FROM THE WORLD IN A QUIET OASIS!! We are really thrilled to offer this well proportioned three bed semi detached house. Situated in a quiet cul-de-sac and located close to local schools, bus routes, local shops, cafes and bars on Redfield High Street, St Georges Park and the Bristol to Bath Cycle Track. The accommodation comprises; entrance hall, modern fitted kitchen, dining room and a spacious lounge with patio doors to the conservatory. Upstairs provides a bathroom with a shower over the bath, two double bedrooms and a good size single. Further benefits include; an enclosed rear garden, gas central heating, double glazing and off street parking for two cars!! Not suitable for smokers, students, pets or sharers!! Offered unfurnished and available 12th July 2021!! AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



**Lounge**  
11'11" x 16'0" (3.647 x 4.879)

**Kitchen**  
12'1" x 7'4" (3.689 x 2.256)  
Cooker, hob and extractor fan.

**Dining room**  
15'7" x 8'1" (4.755 x 2.479)

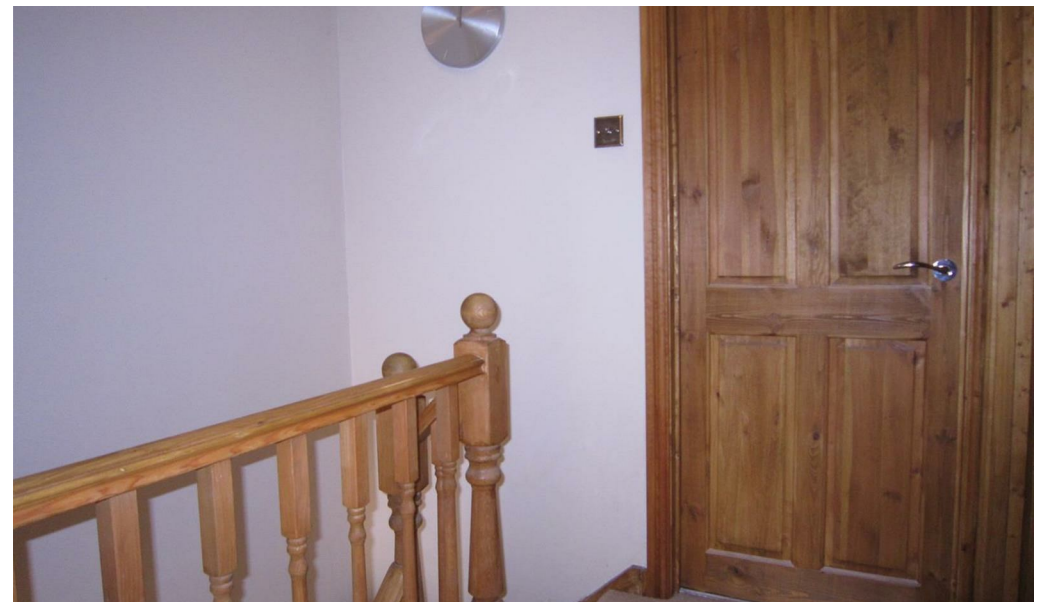
**Conservatory**  
6'10" x 11'6" (2.102 x 3.513)

**Bedroom One**  
11'11" x 9'1" (3.649 x 2.773)

**Bedroom Two**  
10'5" x 9'1" (3.182 x 2.775)

**Bedroom Three**  
8'8" x 6'7" (2.653 x 2.025)

**Family bathroom**  
7'3" x 6'7" (2.222 x 2.013)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	74
(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	

