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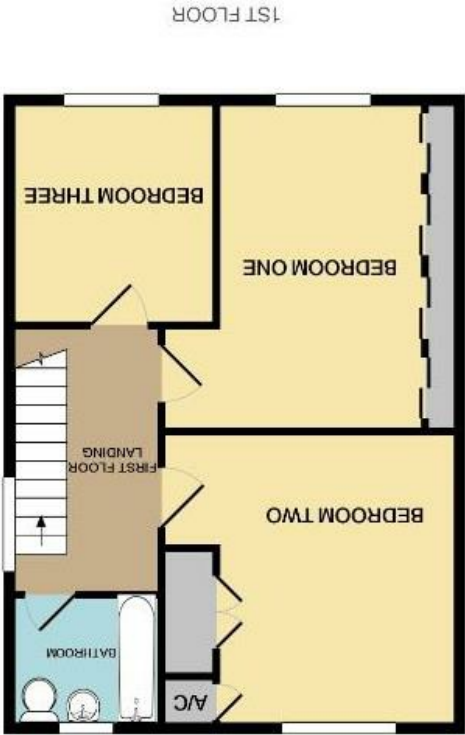
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The Important Bit!

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.





Council Tax Band: E | Property Tenure: Freehold

THREE BEDROOM DETACHED HOME!! SPACIOUS ACCOMMODATION!! IMPRESSIVE KITCHEN/DINER!! BEAUTIFULLY PRESENTED!! GARAGE AND PARKING FOR SEVERAL CARS!! DESIRABLE LOCATION!! GARDENS!! Blue Sky are proud to offer for sale this fantastic three bedroom detached home located on West Street in the ever popular area of Oldland Common. The property is ideally located close to amenities in the area, school and offers great road links to Bath and Keynsham. The current vendors have maintained and improved this property over their ownership, making this home all set to move into!! The accommodation comprises: entrance porch, hall, lounge, kitchen/diner, inner hall, shower room and utility cupboard to the ground floor. On the first floor can be found the main bedroom, a further good size double bedroom, bedroom three and the main family bathroom. Externally the property boasts a single garage, driveway parking, additional parking area laid to gravel, rear garden and a good size front garden. This home needs to be viewed to appreciate all that is on offer!!



Entrance Porch

2'4" x 5'1" (0.71m x 1.55m)
Window and double doors to front, exposed stone work.

Entrance Hall

14'8" x 6'2" (4.47m x 1.88m)
Double glazed window to side, door and windows to front, radiator, wood flooring, stairs to first floor landing, wall cupboard housing fuse board, under stairs storage cupboard.

Lounge

16'1" x 13'8" (4.90m x 4.17m)
Double glazed window to front, two radiators, wood flooring, circular stain glass window to side, inset wood burner with stone surround and tiled hearth, bi-fold door to dining area.

Kitchen/Diner

17'9" narrowing to 10'0" x 20'5" narrowing to 10'1 (5.41m narrowing to 3.05m x 6.22m narrowing to 3.07)
Wood flooring, four radiators, double glazed window to both sides, L-shaped, double glazed french doors to rear garden, integral fridge/freezer, integral dishwasher, double oven, integral microwave, five ring gas hob, cooker hood, feature island with plug tower, two sinks, wall and base units, tiled splash backs, worktops.

Inner Hall

11'7" x 2'8" (3.53m x 0.81m)
Wood flooring, double glazed door to side.

Downstairs Shower Room

3'10" x 4'10" (1.17m x 1.47m)
Double glazed window to rear, W.C with sink above, radiator, shower cubicle, tiled walls.

Utility Cupboard

3'10" x 4'10" (1.17mx 1.47m)
Wall mounted gas boiler, space/plumbing for washing machine, shelving, light.

First Floor Landing

10'11" x 6'9" (3.33m x 2.06m)
Double glazed window to side, loft access.

Bedroom One

13'11" max x 11'4" max (4.24m max x 3.45m max)
Double glazed window to front, radiator, built in wardrobes with sliding doors.

Bedroom Two

12'3" max x 13'3" max (3.73m max x 4.04m max)
Double glazed window to rear, radiator, storage cupboard with hot water tank, built in wardrobe with overhead storage.

Bedroom Three

9'3" x 8'8" (2.82m x 2.64m)
Double glazed window to front, radiator.

Bathroom

5'7" x 6'9" (1.70m x 2.06m)
Double glazed window to rear, W.C, wash hand basin, enclosed bath with shower over, fold away shower screen, extractor fan, part tiled walls, feature heated towel rail/radiator.

Garage

18'3" x 9'9" (5.56m x 2.97m)
Up and over garage door to front, double glazed window to side, power and lighting, sink, door to inner hall.

Driveway Parking

Gated driveway with parking for several cars. Additional gravel area to front offering additional parking.

Front Garden

Hedges bordering, lawn area, outside light, area laid to gravel to other side of hedges for additional parking, mature shrubs and plants.

Rear Garden

Patio area, door to inner hall, outside tap, plants, gated side access, outside lighting, french doors to diner.



| 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 | | |
| | 60 | 74 |
| England & Wales | EU Directive 2002/91/EC | |

