

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. 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.

The Important Bit!

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28 Ellacombe Road, Bristol, BS30 9BA

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Get in touch to arrange a viewing!

Like what you see?



TOTAL FLOOR AREA: 276 sq.ft. (25.7 sq.m.) approx.
Made with Keyplan 62024



GROUND FLOOR
276 sq.ft. (25.7 sq.m.) approx.



Flat 7 Barry House Elmleigh Road, Mangotsfield, Bristol, BS16 9AG

£900 PCM



Council Tax Band: A | Property Tenure:

Blue Sky are delighted to offer to let this one bed top floor apartment located in Mangotsfield surrounded by green fields. The property is ideally located close to local amenities, bus stops, Mangotsfield village with its abundance of shops and supermarkets and offers good access to ring road connections!! The accommodation comprises: entrance hallway, double bedroom, bathroom with shower over the bath, open plan lounge and modern fitted kitchen with electric oven, hob and extractor fan. Further benefits include private balcony, double glazing, communal roof terrace garden, low council tax band A and allocated parking space. Make sure this home is top of your to view list!! Offered unfurnished and available 11th September 2026!! Not suitable for smokers, children, students or sharers.

Council Tax Band: A
 Holding Deposit 1 week : £207.69
 Dilapidations Deposit 5 weeks : £1038.45

AWARD WINNING LETTINGS AGENT.



Hallway
 7'02 x 3'02 (2.18m x 0.97m)
 Including shoe cupboard

Kitchen Area
 6'07 x 6'01 (2.01m x 1.85m)
 Comprising of electric oven, hob and extractor.

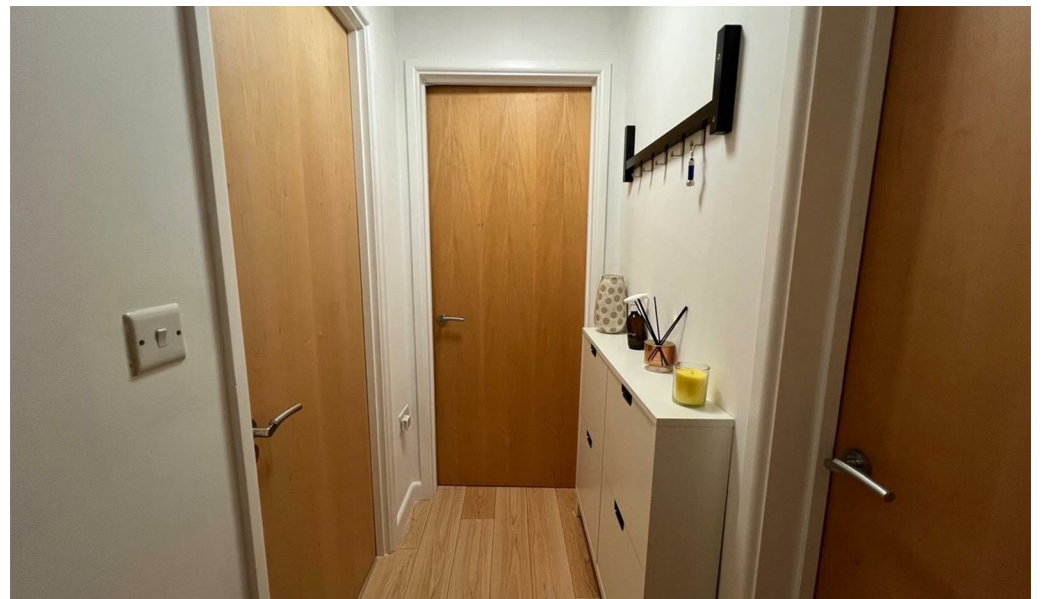
Landlord will be gifting the washing machine, fridge and microwave

Lounge
 10'02 x 10'02 max (3.10m x 3.10m max)
 Patio doors to balcony

Bedroom
 9'0 x 8'07 (2.74m x 2.62m)
 Includes cupboard and hanging rails.

Bathroom
 6'06 x 5'06 (1.98m x 1.68m)
 Comprising of a 3 piece white suite with bath, WC and wash hand basin with shower over the bath

Parking Space
Roof Terrace
 Communal outdoor space
Balcony



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 78 | 79 |
| (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 | |

