

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/drainaged 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.**

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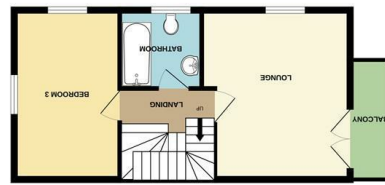
T: 0117 9328165

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

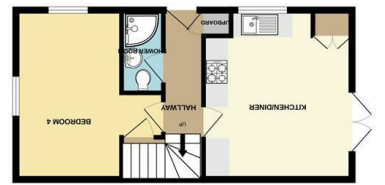
**Like what you see?**



2ND FLOOR  
402 sq. ft. (37.3 sq.m.) approx.



1ST FLOOR  
402 sq. ft. (37.3 sq.m.) approx.



GROUND FLOOR  
402 sq. ft. (37.3 sq.m.) approx.

TOTAL FLOOR AREA: 1205 sq. ft. (112.0 sq.m.) approx.  
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**14 Loop Road, Mangotsfield, Bristol, BS16 9QS**

**£1,900 PCM**



Council Tax Band: D | Property Tenure:

A spacious 4 bedroom semi-detached house located in ever popular Mangotsfield with fantastic access to the A4174 Ring Road. Accommodation briefly comprises: On the ground floor, the property features an entrance hallway, a shower room, Bedroom 4, and a modern kitchen/diner with French doors opening onto the garden. The first floor offers a spacious lounge with French doors leading to a balcony, alongside Bedroom 3 and the family bathroom. Onwards and upwards to the top floor and you'll discover Bedroom 2, a generous double room, and the impressive principal bedroom, which benefits from ample built-in wardrobes and a private en-suite shower room.

Further benefits include: gas central heating, a low maintenance garden and garage with parking in front, and allocated parking to rear of property. No smokers or students but sharers considered. Offered Unfurnished and available NOW!!

Council Tax Band: D  
 Holding Deposit 1 week : £438.46  
 Dilapidations Deposit 5 weeks : £2,192.31

AWARD WINNING AGENT



- Hallway**  
13'5 x 3'4 max (4.09m x 1.02m max)
- Kitchen/Diner**  
14'3 x 18'0 max (4.34m x 5.49m max )  
Comprising of electric oven, gas hob and extractor fan over  
  
Dishwasher and washing machine being gifted to tenant, french doors to the garden.
- Bedroom Four**  
14'3 x 8'0 max (4.34m x 2.44m max)
- Shower Room**  
7'1 x 3'7 max (2.16m x 1.09m max)  
Comprising of shower cubicle, WC and wash hand basin
- Back Garden**  
Electric and water tap in garden.
- First Floor Landing**  
9'11 x 9'3 max (3.02m x 2.82m max)
- Lounge**  
14'3 x 12'13 max (4.34m x 3.66m max)
- Bedroom Three**  
14'3 x 9'3 max (4.34m x 2.82m max)

- Family Bathroom**  
6'5 x 6'6 max (1.96m x 1.98m max )  
Includes bath, wash hand basin and WC
- Second Floor Landing**
- Bedroom One**  
14'4 x 15'10 (4.37m x 4.83m )
- Ensuite**  
7'3 x 4'8 max (2.21m x 1.42m max )  
Comprising of shower cubicle, WC and wash hand basin
- Bedroom Two**  
14'3 x 8'10 (4.34m x 2.69m)
- Garage**  
Parking space for 1x car inside garage, 1x parking space to front of garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	83
(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	

