



Like what you see?

Get in touch to arrange a viewing!

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 28 Ellacombe Road, Bristol, BS30 9BA

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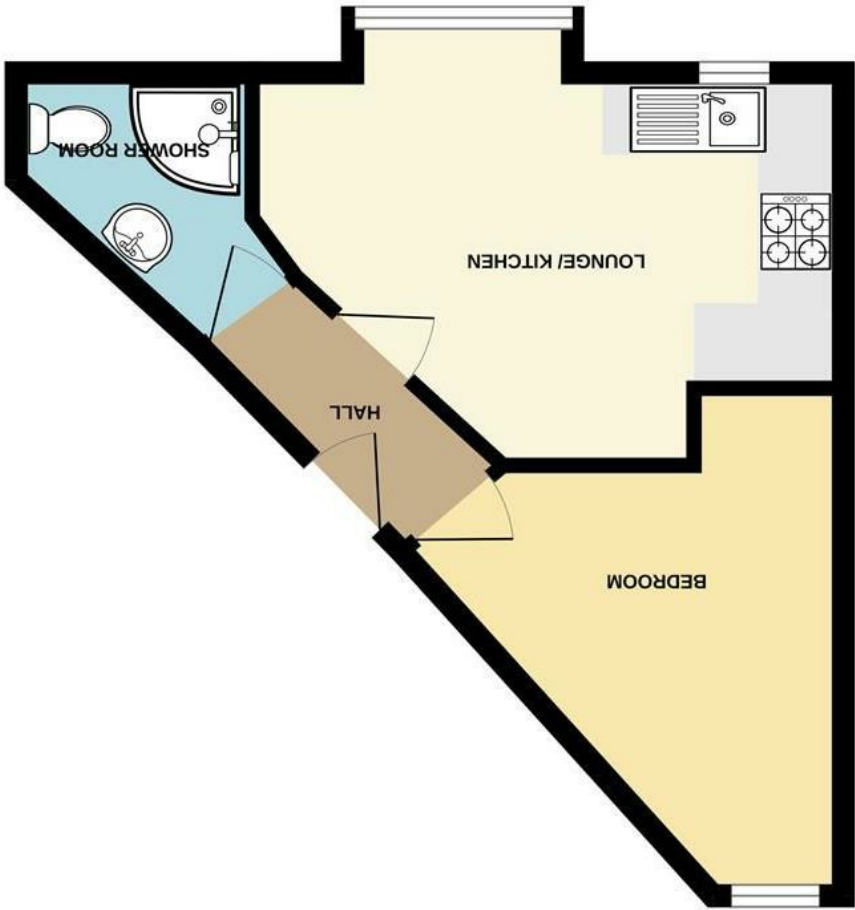
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Don't forget to register and stay ahead
of the crowd.

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.

FIRST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 279 sq.ft. (25.9 sq.m.) approx.
Made with AutoCAD 2024



Council Tax Band: A | Property Tenure:

ONE BEDROOM FIRST FLOOR FLAT!! OFFERED UNFURNISHED!! COUNCIL TAX BAND - A!! Blue Sky are delighted to offer to let this one bed 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 cubicle, open plan lounge and modern fitted kitchen with oven and gas hob. Further benefits include double glazing, communal roof terrace garden and bin store. Make sure this home is top of your to view list!! Offered unfurnished and available 5th November 2026!! Not suitable for smokers, children, students or sharers.

Council Tax Band: A
Holding Deposit 1 week : £207.69
Dilapidations Deposit 5 weeks : £1035.45

AWARD WINNING LETTINGS AGENT.



Hallway
7'09 x 3'02 (2.36m x 0.97m)

Kitchen / Lounge
14'11 x 10'00 max (4.55m x 3.05m max)
Including electric oven and gas hob

Landlord will be gifting the washing machine.

Bedroom
13'01 x 12'09 max (3.99m x 3.89m max)

Shower Room
6'04 x 7'02 max (1.93m x 2.18m max)
Comprising of WC, wash hand basin and shower cubicle.



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

