



Fishponds Road

, Fishponds, Bristol, BS5 6SE

Rental £185 Weekly

8 bedroom House available 02 July 2025

40 Berkeley Square, Bristol, , BS8 1HP
bristol@loc8me.co.uk

0117 244 7667

Opening Times

Mon Closed; Tues Closed
Wed Closed; Thurs Closed
Fri Closed; Sat Closed; Sun 00.00 - 00.00

* Furnished

Situation

Get ready for the ultimate student living experience in our spacious 8-bedroom student house. We've designed it with everything you need for comfortable, convenient, and enjoyable living. PRICE IS PER PERSON PER WEEK Modern Open Plan Living Kitchen Area: Embrace the essence of contemporary living with our open-plan kitchen and living space, perfect for socializing with housemates and friends. TV in Lounge: Enjoy your favorite shows and movies in the cosy lounge area with a TV provided for your entertainment. Separate Utility Room with Washer & Dryer: Say goodbye to laundry woes! We've got you covered with a separate utility room equipped with a washer and dryer. Good-Sized Double Rooms: Rest easy in spacious double rooms designed for your comfort and relaxation. TVs in Every Bedroom: Entertainment at your fingertips! Each bedroom comes with its own TV, so you can unwind in privacy. Two Shower Rooms, One Freestanding Shower: No more waiting in line! We offer two shower rooms, including a freestanding shower, to keep your morning routines hassle-free. Two En-Suite Bedrooms: Experience luxury and privacy with two en-suite bedrooms, perfect for added convenience. Spacious 4-Floor Layout: Spread out and make the most of your space with our spacious four-floor layout, providing ample room for all. Close to a Variety of Restaurants and Takeaways: Satisfy your cravings with ease! We're conveniently located near a range of restaurants and takeout spots for when you don't feel like cooking. Don't miss out on this fantastic student house that combines modern amenities with Property Ref: inst-19653

All measurements are approximate.

Further Information

The deposit required is £1,200

The landlord has requested to include The rent is to include Broadband, TV Licence, Gas, Electricity, Water, which is capped at £30 cap per tenant., Matthew to pay in 2 x 6 monthly instalments , 1.THE TENANT'S OBLIGATIONS 1.1.As part of this Tenancy Agreement, the Landlord undertakes to provide a range of utilities and services (spanning electricity, gas, water, broadband, and TV licence; the Services) to the Tenant as part of the fixed price rent charged for occupation of the Property (the Rent). The Landlord will provide the Services through, and as a function of its contract with the Landlord's agents, Orange Living Limited (trading as Loc8me'; Loc8me), Page 23 of 28 a company incorporated in England and Wales (No. 06537787), whose registered office is at 6 Forest Road, Loughborough, LE11 3NP. Loc8me has, in turn, contracted with a third party provider for the Services, Utility Mix No.1 (UK) Limited (trading as Utility Mix), a company incorporated in England and Wales (No. 11423375) whose registered office is at 7 Friars Mill, Bath Lane, Leicester, LE3 5BJ. 1.2.The Tenant acknowledges and agrees that a condition precedent of the Tenant's eligibility for Rent and Services at a fixed rate at the Property is the Tenant's compliance with the fair usage allowances set out in Clause 2.1 below (Fair Bills-Inclusive Policy). 1.3.Should the Tenant fail to act in accordance with the Fair Bills Inclusive Policy then additional fees may be payable to Utility Mix. The Tenant agrees that he / she shall be liable to pay Utility Mix additional fees owing for the provision of the Services failing Creation Date: 11/12/2024

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Orange Living Limited, 2024. Orange Living Limited Registered in England No. 06537787