



Fishponds Road

, Fishponds, Bristol, BS16 3DU

Rental £195 Weekly
5 bedroom House available Now

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

01509 278751

Opening Times
Mon Closed; Tues Closed
Wed Closed; Thurs Closed
Fri Closed; Sat Closed; Sun Closed

* Furnished

Situation

Students, get ready to embark on an extraordinary university journey with this spacious nine-bedroom student property. It's not just a place to live; it's your sanctuary for academic success, camaraderie, and unforgettable memories. **Double Bedrooms:** This property features nine generously-sized double bedrooms, ensuring that you and your housemates have plenty of private space for both study and relaxation. Each room is designed for comfort and productivity. **Refurbished and Modern Decor:** Recently refurbished, this property boasts modern decor throughout, creating a fresh and inviting living space that sets the stage for a comfortable and enjoyable student life. **Shower Rooms and Shared Bathroom:** With two main shower rooms and one shared bathroom (Jack & Jill style), you and your housemates will have the convenience and space needed to start your day refreshed and ready for success. **Spacious Kitchen:** The large and modern kitchen is fully equipped, making meal preparation a breeze. It's the perfect place to experiment with culinary creations and enjoy meals together. **Large Open Plan Living Area:** The expansive open-plan living area is perfect for group study sessions, movie nights, or simply hanging out with friends. It's a versatile space where you can relax and create lasting memories. **Stoned Garden to the Rear:** Step into the serene stoned garden at the rear of the property. It's an ideal spot to unwind, study, or host outdoor gatherings with friends. **On-Street Parking:** No more parking worries! This property offers on-street parking, ensuring that you and your housemates can

Property Ref: inst-17099

All measurements are approximate.

Further Information

The deposit required is £1,350

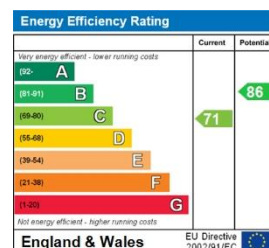
The bills included in the rent are Gas and Water

The landlord is willing to rent this home to Employed, Student, Own Means

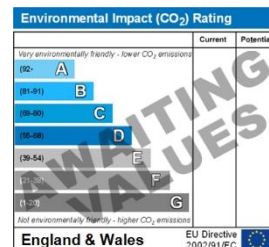
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 08/07/2024

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