



**Timber Dene**  
Stapleton

£2,995 Monthly  
5 Bedroom Terraced House

**AVAILABLE NOW**

**The  
Letting  
Game**

## Timber Dene

### Stapleton

£2,995 Monthly

5 Bedroom Terraced House

#### DETAILS

Five double bedroom, two bathroom student terraced house on Timber Dene, offered fully furnished with white goods and available from the 9th August 2024.

#### What's it like?

The house is in a great location within a five minute walk of the UWE Glenside campus on Blackberry Hill and within a 30 minute walk of the UWE campus in Frenchay. It also offers great motorway access and is close to amenities on Fishponds Road.

The accommodation briefly comprises: a large living space which is fully furnished, a dining room, a kitchen with a fridge freezer, washing machine, oven and hob included, four double bedrooms furnished as study bedrooms and with double beds, a smaller double bedroom and a bathroom with a shower over the bath, there is also an additional shower room on the ground floor of the property.

The property also benefits from a private garden, double glazing and gas central heating.

#### Highlight's:

- Student Property
- Large communal space
- Five bedrooms
- Driveway parking for one car
- Garden
- Fully furnished
- Walking distance to Glenside Campus
- Selection of supermarkets available nearby
- Green spaces and parks nearby

#### Home truths:

- Only student tenants will be considered for this

- **Furnished**
- **DRIVEWAY**
- **FURNISHED**
- **GARDEN**
- **WALKING DISTANCE TO UWE**
- **WHITE GOODS INCLUDED**
- **SELECTION OF SHOPS & RESTAURANTS NEARBY**
- 

property

- Students are required to provide a UK based guarantor

#### Property Essentials:

- o Structure Materials – Brick Standard construction
  - o Electricity supply – Yes - Mains
  - o Water supply – Yes - Mains
  - o Sewerage – Yes - Mains
  - o Heating type – Gas central heating
  - o Broadband– (Source Ofcom) - Ultrafast up to 1000Mbps
  - o Mobile signal – ( Source Ofcom) - Good
  - o Building Safety – N/A
  - o Restrictions – N/A
  - o Rights and Easements – N/A
  - o Flood risk – N/A
  - o Planning Permissions – N/A
  - o Accessible – Small step from street level, kitchen downstairs and washing/sleeping facilities up/down stairs
  - o Coalfield / Mining area –N/A
- Room measurements stated in this listing are for guidance and may not be accurate.

In accordance with the Tenant Fees Act 2019, we may charge the following fees should the circumstances

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