



Stottbury Road
St Agnes

£3,625 Monthly
5 Bedroom Maisonette

AVAILABLE NOW

**The
Letting
Game**

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5 Bedroom Maisonette

DETAILS

A newly refurbished five-bedroom shared student maisonette situated just off Muller Road, offered furnished with white goods included and available on 7th July.

We now offer an ALL inclusive bills package with uncapped usage for the 2025/2026 tenancy, we'll share more information with you at the viewing.

Amy will be running the viewings at this property, so book yours today.

What's it like?

Stottbury Road is situated just off Muller Road, and is conveniently located within walking distance of Eastgate Retail Park, with a range of shops and other local public amenities in easy reach. There is also the benefit of plenty of public parks and green spaces within a few minutes' walk of the property and is also close to regular bus routes across the city, with the M32 motorway also easily accessible.

The accommodation is set over the first and second floor of the property and has just been renovated to a high standard throughout. The maisonette briefly comprises; stairs up to the first floor from the entrance, leading to a bright, modern kitchen with a skylight offering plenty of light and is fitted with brand new appliances including an oven/hob, washing machine, and fridge/freezer. There are two brand new shower rooms, both with shower cubicle, toilet, and wash basin, and there are also the first two double bedrooms, which have been furnished, and finally a small communal living area, which will have a sofa included as well. On the top floor are three further double bedrooms, one of which benefits from having

- **Furnished**
- **EPC RATING D**
- **COUNCIL TAX BAND A**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **ON STREET PARKING AVAILABLE**
- **PLENTY OF AMENITIES NEARBY**
- **GOOD MOTORWAY ACCESS**
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dual-aspect windows and stunning views across Bristol.

The property also benefits from shared use of the rear garden, gas central heating, and double glazing. Car parking on-street is unrestricted.

Amy's highlights:

- Stunning views
- Close to the M32 motorway
- On the bus route into the Centre
- Supermarket within walking distance
- On-Street parking
- Plenty of public amenities nearby
- Garden

Home truths:

- Only student tenants will be considered for this property
- Students are required to provide a UK based guarantor
- The use of the loft space will not be permitted

Property Essentials:

- o Structure Materials – Brick/Stone
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains

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