



Filton Avenue

Horfield

£2,250 Monthly

4 Bedroom Semi Detached House

AVAILABLE NOW

**The
Letting
Game**

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Horfield

£2,250 Monthly

4 Bedroom Semi Detached House

- **Furnished**
- **ON STREET PARKING**
- **PLENTY OF AMENITIES NEARBY**
- **WALKING DISTANCE TO GLOUCESTER ROAD**
- **EPC RATING C**
- **COUNCIL TAX BAND C**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
-

DETAILS

A modern four double-bedroom semi-detached student house in Horfield, offered fully furnished with white goods included and available on 5th August.

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?

The house is located on Filton Avenue and benefits from being a short walk from plenty of amenities and the popular Gloucester Road. It also has regular bus links to both UWE and the City Centre on its doorstep.

The property briefly comprises an open-plan kitchen/lounge with white goods, a light and spacious double bedroom downstairs, three double bedrooms upstairs, and a family bathroom with a shower over the bath. Each bedroom is fully furnished with a double bed, wardrobe, chest of drawers, desk, and desk chair.

The property also benefits from a good-sized garden at the rear, on-street parking, double glazing and gas central heating.

Amy's highlights:

- Four double bedrooms
- Fully furnished
- On street parking
- Spacious garden
- Great location for students
- Close to amenities
- Short walk to Gloucester Road

- Regular bus links to UWE and the City Centre

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
- o Heating type – GCH
- o Broadband– (Source Ofcom) Standard, and Ultrafast
- o Mobile signal – (Source Ofcom) Likely
- o Building Safety – No
- o Restrictions – No
- o Rights and Easements – No
- o Flood risk – No
- o Planning Permissions – No
- o Accessible – No
- o Coalfield / Mining area –No

Room measurements stated in this listing are for guidance and may not be accurate.

In accordance with the Tenant Fees Act 2019, we may

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