



Conygre Grove
Filton

£2,400 Monthly
4 Bedroom Terraced House

AVAILABLE NOW

**The
Letting
Game**

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£2,400 Monthly

4 Bedroom Terraced House

DETAILS

Four double bedroom terraced house offered furnished with white goods included and available from 17th June 2024.

What's it like?

The house is located on Conygre Grove which is within a short walk of UWE and within easy reach of amenities in Abbey Wood Retail Park. Many of Bristol's Blue-Chip employers can be reached by foot within a 10-minute walk including Airbus, Rolls Royce, and the MOD. It offers good motorway access and is very conveniently located for access to public transport links travelling into both the City Centre via Gloucester Road and to Cribbs Causeway and The Mall in under ten minutes.

The house briefly comprises; a large entrance hall with two under stairs storage cupboards with one containing the washing machine, there is a large lounge to the front of the house with a large bay window allowing lots of light, a double bedroom to the back of the house with garden views, a modern fitted galley style kitchen with a breakfast bar, access to the garden and white goods including a fridge freezer, oven, and hob. Upstairs there are three double bedrooms and a family bathroom with a shower over the bath.

The property also benefits from a garden with a pond, a decking area, rear access, and a large storage shed, the property also has gas central heating, double glazing, and storage cupboards.

Please note: The landlord will supply fish food and would appreciate it if you could feed the fish.

- **Furnished**
- **CLOSE TO FILTON ABBEY WOOD TRAIN STATION**
- **LOCAL AMENITIES NEARBY**
- **CLOSE TO THE RING ROAD**
- **WHITE GOODS INCLUDED**
- **WALKING DISTANCE TO UWE**
- **REGULAR PUBLIC TRANSPORT LINKS**
- **ON STREET PARKING**
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Highlights:

- Suitable for professionals or students!
- Four double bedrooms
- Garden with a pond
 - Rear access
 - Large storage shed
- Great location for access to UWE
- Close to amenities
- Great bus links across Bristol
- On-street parking

Home truths:

- Applicants must earn 2.5 times the annual rent
- Students are required to provide a UK based guarantor
- The use of the loft space will not be permitted

Property Essentials:

- o Structure Materials – Standard brick 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 1000 Mbps available
- o Mobile signal – (Source Ofcom) - Limited
- o Building Safety – N/A

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