



Wordsworth Road
Horfield

£750 Monthly
1 Bedroom Flat / Apartment

AVAILABLE NOW

**The
Letting
Game**

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DETAILS

A light and spacious en-suite bedroom in a student shared house, within the landlords home, on Wordsworth Road in Horfield. The room is offered fully furnished, all bills included and available NOW!

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 conducting viewings, so book yours today!

What's it like?

The house is located within walking distance of UWE as well as being within a stones throw of bus stops for the UWE link and buses to the City Centre via the popular Gloucester Road. It has been maintained to a high standard and has been fully furnished for students.

The accommodation briefly comprises: an open plan kitchen/dining room which is fully furnished and benefits from plenty of unit storage, a downstairs W/C, a spacious bedroom which has been furnished as a study room and an en-suite with shower cubicle and toilet. The property also benefits from a private rear garden that is only for use by the tenants, bike storage and all bills being included.

Please note: the landlord lives at this property along with their partner.

Amy's Highlights:

- Student shared property
- All bills included
- En-Suite Double Bedroom
- Open plan living space
- Fully furnished

- **Furnished**
- **UTILITY BILLS INCLUDED**
- **WHITE GOODS INCLUDED**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **EPC RATING C**
- **COUNCIL TAX BAND C**
- **BIKE STORAGE**
- **GAS CENTRAL HEATING**
- **FURNISHED**

- Great access to UWE
- Close to amenities.

Home truths:

- Landlord and their partner also live in the property
- 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:

- Structure Materials – Brick/Stone
- Electricity supply – Mains
- Water supply – Mains
- Sewerage – Mains
- Heating type – Gas Central Heating
- Broadband– (Source Ofcom) Standard and Ultrafast
- Mobile signal – (Source Ofcom) Likely and Limited
- Building Safety – No
- Restrictions – No
- Rights and Easements – No
- Flood risk – No
- Planning Permissions – No
- Accessible – No
- Coalfield / Mining area –No
- Room measurements stated in this listing are for guidance and may not be accurate

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