



## Sheppard Road Fishponds

£1,700 Monthly  
3 Bedroom House

**AVAILABLE NOW**

**The  
Letting  
Game**

## Sheppard Road

### Fishponds

£1,700 Monthly  
3 Bedroom House

#### DETAILS

Newly renovated three bedroom house in Fishponds offered unfurnished without white goods and available NOW!

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

Sheppard Road is conveniently located in between Fishponds and Downend and also a short drive from Bristol City Centre, with local motorways such as M32 and M4/5 junctions which are easily accessible. The Bristol to Bath cycle path is also easily accessible as well as local parks including Stoke Park, Snuff Mills, and the Frome Valley. Schools, transport, shops, and amenities are all easily reached from Sheppard Road.

This newly renovated three bedroom house has an entrance hallway, lounge, and a newly fitted kitchen/diner with double doors that leads to the rear garden with side access. To the first floor you will find a newly renovated bathroom with shower over bath, two generous double bedrooms and a single bedroom. Further benefits include uPVC double glazing and gas central heating.

#### Amy's Highlights:

- Large living space
- Two big double bedrooms
- New Kitchen
- New Bathroom
- Great location
- Public transport links
- Close to amenities

#### Home truths:

To be able to rent this property applicants must earn a

- **Unfurnished**
- **EPC RATING D**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **NEWLY REFURBISHED**
- **GARDEN**
- **COUNCIL TAX BAND A**
- **GOOD MOTORWAY ACCESS**
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minimum of 2.5 times the rent.

#### Property Essentials:

- o Structure Materials – Brick/Stone
  - o Electricity supply – Mains
  - o Water supply – Mains
  - o Sewerage – Mains
  - o Heating type – Gas
  - o Broadband– (Source Ofcom) Standard, Superfast & Ultrafast available
  - o Mobile signal – ( Source Ofcom) O2 & Vodafone 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 charge the following fees should the circumstances arise:

- Our re-let fees upon early termination of a tenancy (50% of the rent, deposit protection & inventory cost)

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