



## Hillgrove Street Stokes Croft

£3,180 Monthly  
4 Bedroom End Terrace House

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**The  
Letting  
Game**

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### Stokes Croft

£3,180 Monthly

4 Bedroom End Terrace House

#### DETAILS

A light and spacious four double-bedroom end-of-terrace student house located in Stokes Croft offered fully furnished with white goods and available on the 14th of 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?

The house is in a highly sought-after location in the heart of Stokes Croft on Hillgrove Street and is surrounded by bars, restaurants, and shops. It offers great access to the City Centre and is within a short walk of Bristol Harbour and Wapping Wharf with its many restaurants, bars, and entertainment. The property is within a short walk of Bristol University while also being on a main bus route to UWE. Bristol Temple Meads Train Station can be reached within a fifteen-minute walk and motorway access can be easily reached within minutes.

The house is set over two floors and briefly comprises; an entrance hall with storage space, a bathroom with a standalone shower, a recently fitted kitchen with white goods including a washing machine, fridge freezer, oven & hob and the first large double bedroom. Upstairs you will find three double bedrooms all of which are good sized and are furnished as study rooms.

The property also benefits from gas central heating, sash windows, and a patio garden to the front of the house that features a wishing well.

- **Furnished**
- **WHITE GOODS INCLUDED**
- **SOUGHT AFTER LOCATION**
- **PLENTY OF AMENITIES NEARBY**
- **WALKING DISTANCE TO GLOUCESTER ROAD**
- **COMMUNAL GARDEN**
- **EPC RATING D**
- **COUNCIL TAX BAND B**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**

The tenancy will run from 14th July 2025 to 7th July 2026 (11 months and 23 days)

Amy's Highlights:

- Student property
- Furnished
- White goods included
- Sought after location
- Surrounded by amenities
- Easy reach to UOB
- Bus links to UWE
- Garden
- Four bedrooms
- Separate kitchen and lounge
- No parking available

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

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