



Fishponds Road
Fishponds

£3,625 Monthly
5 Bedroom Terraced House

AVAILABLE NOW

**The
Letting
Game**

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DETAILS

A high-quality, five-double-bedroom, three-bathroom student house on Fishponds Road within a short walk to UWE. This property is offered fully furnished with white goods & available from 29th July 2024.

What's it like?

The house is in an ideal location for UWE students at either the Blackberry Hill or Frenchay campuses. There is a bus stop on your doorstep with links into the City Centre as well as being opposite plenty of amenities such as Co-op, bars, restaurants, and takeaways.

The property has been finished to a high standard throughout and briefly comprises; 5 double bedrooms, one of which is an ensuite and all have been furnished as study bedrooms; as well as a further two shower rooms. There is a modern kitchen/living area with white goods that leads into the rear garden.

Highlights:

- Good public transport links
- Plenty of amenities
- Bus stop on your doorstep
- Close proximity to UWE
- Shops within walking distance
- No parking
- One en-suite bathroom

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:

- **Furnished**
- **BAY WINDOWS**
- **CLOSE TO LOCAL HIGH STREET**
- **FURNISHED**
- **WHITE GOODS INCLUDED**
- **PLENTY OF AMENITIES NEARBY**
- **NO PARKING**
-

- o Structure Materials – Brick standard 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 9000MBPS available
 - o Mobile signal – (Source Ofcom) - Very Good
 - o Building Safety – N/A
 - o Restrictions – N/A
 - o Rights and Easements – N/A
 - o Flood risk – Less than 0.1% per year (source Gov.uk)
 - o Planning Permissions – N/A
 - o Accessible – Small, raised step at the front of the property from street level - Bathroom and bedroom on ground floor - steps down into kitchen.
 - o Coalfield / Mining area – N/A
- 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)
- Tenancy variation cost - £50

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