



Wallscourt Road

Filton

£1,625 Monthly
3 Bedroom Terraced House

AVAILABLE NOW

**The
Letting
Game**

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£1,625 Monthly

3 Bedroom Terraced House

DETAILS

A three bedroom terraced house in Filton, offered unfurnished with white goods included and available from the 14th of October 2024.

Amy will be conducting the viewings, so book yours today!

The property is situated on Wallscourt Road and is brilliantly located for access to UWE and the cut through path to Filton Abbey Wood Train Station, there are regular bus links travelling across the city from Filton Avenue as well as there being very easy access to the amenities on the popular Gloucester Road. The house is within easy reach of Southmead Hospital, Horfield Leisure Centre, Abbey Wood Retail Park and Cribbs Causeway.

What's it like?

The accommodation briefly comprises; a good sized living room at the front of the property with more than enough space for it to be furnished accordingly, a separate kitchen to the rear which has smart units and fittings and is offered with a fridge freezer, washing machine, oven and hob, a conservatory which is ideal as a playroom / study / additional reception room. Upstairs, there are two double bedrooms a single room and lastly is the bathroom with a shower over the bath.

Amy's Local Highlights:

- Close to Filton Abbey Wood Train station
- Parks and green spaces nearby
- Regular bus links

Home Truths:

- Applicants must earn at least two and half times the rent as a household in order to qualify to rent this

- **Unfurnished**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **COUNCIL TAX BAND B**
- **EPC RATING C**
- **IDEAL FOR FAMILIES**
- **CLOSE TO PARKS AND GREEN SPACES NEARBY**
- **CONSERVATORY**
- **REGULAR PUBLIC TRANSPORT LINKS**

property

- Access to the loft will not be permitted

Property Essentials:

- o Structure Materials – Solid brick
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – Gas central heating
- o Broadband– Standard, Superfast & Ultrafast (Source: Ofcom)
- o Mobile signal – Limited indoor coverage with all providers (Source: Ofcom)
- o Building Safety – No
- o Restrictions – No
- o Rights and Easements – No
- o Flood risk – very low (Source: GOV.UK)
- o Planning Permissions – No
- o Accessible – No
- o Coalfield / Mining area –No

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
- Interest 3% above the Bank of England base rate on

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