



## Warren Road

### Filton

£2,550 Monthly  
4 Bedroom Terraced House

**AVAILABLE NOW**

**The  
Letting  
Game**

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£2,550 Monthly

4 Bedroom Terraced House

### DETAILS

A well-presented, four-double-bedroom student house located in Filton, this property is offered furnished with white goods and available from the 25th July 2025.

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!

The property is located on Warren Road and has been finished to a high standard with modern fixtures and fittings, and smart contemporary furnishings and the house offers plenty of light throughout. The property offers easy access to local amenities including shops, cafes and pubs nearby, regular bus links traveling to UWE, Cribbs Causeway, and the City Centre via the popular Gloucester Road.

The accommodation briefly comprises; downstairs there is one double bedroom, a living room that leads onto the kitchen with an utility area. Outside, you have a well-maintained garden. Upstairs, there are an additional three double bedrooms and a bathroom.

Amy's Highlights:

- Student property
- Four double bedrooms
- One bathroom
- Fully furnished
- Big kitchen/dining room
- Garden
- Easy access to UWE
- Short walk to amenities

- **Furnished**
- **STUDENT PROPERTY FOR 25-26**
- **FURNISHED**
- **WHITE GOODS INCLUDED**
- **DRIVEWAY**
- **ALL DOUBLE BEDROOMS**
- **LOCAL AMENITIES NEARBY**
- **SOUGHT AFTER LOCATION**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**

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
- Garage isn't included within the let

Property Essentials:

- o Structure Materials – Brick/Stone
  - o Electricity supply – Mains
  - o Water supply – Mains
  - o Sewerage – Mains
  - o Heating type – Gas Central Heating
  - o Broadband– (Source Ofcom) Standard, Superfast, Ultrafast
  - o Mobile signal – ( Source Ofcom) Limited
  - 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

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