



## Berkeley Road

Fishponds

£3,185 Monthly

5 Bedroom Semi Detached House

**AVAILABLE NOW**

**The  
Letting  
Game**

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5 Bedroom Semi Detached House

#### DETAILS

Five double bedroom, two bathroom semi-detached student house in Fishponds, offered fully furnished with white goods included and available on the 22nd of August 2024.

#### What's it like?

The property is located on Berkeley Road which is just off Lodge Causeway and around the corner from Fishponds Road. It offers easy access to amenities including the shops, restaurants, cafes and pubs on the High Street, regular bus links travelling in to the City Centre, very easy access to UWE and good motorway access. The house offers a selection of supermarkets nearby including a Morrisons, Aldi, Lidl, Sainsburys Local and is within a 10 minute drive to Eastgate Retail Park which is home to an IKEA, Asda Living, fast food takeaways and a large Tesco.

The house is in brilliant condition and offers plenty of light throughout, neutral décor, modern fixtures and fittings and is furnished to a great standard very nicely. The property is spread over three floors, and briefly comprises; a huge extended open plan kitchen/living/diner which is furnished accordingly, the kitchen area is modern and well equipped and is offered with a fridge freezer, oven, hob and dishwasher, this room also offers access to the garden via patio doors, the kitchen/diner also offers access to the garden. There are five double bedrooms, four of which are upstairs over two floors whilst the fifth is on the ground floor, all of which are furnished accordingly as study rooms, lastly is the bathroom has a white suite in place with a shower above the bath.

The property also benefits from having gas central heating, double glazing, internet included within the

- **Furnished**
- **SOUGHT AFTER LOCATION**
- **PLENTY OF AMENITIES NEARBY**
- **BROADBAND INCLUDED**
- **LOCAL AMENITIES NEARBY**
- **MODERN FIXTURES AND FITTINGS**
- **ALL DOUBLE BEDROOMS**
- **ON STREET PARKING**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**

rent, a large garden to the rear with both a patio area and lawn, a front garden and on street parking. There is a utility room on the ground floor hall with a washing machine in place and an additional shower room.

#### Highlights:

- Five double bedrooms
- Internet included
- Large garden
- Plenty of communal space
- Modern fixtures and fittings
- Great location
- Easy access to amenities
- Modern furnishings
- Dishwasher included
- Close to UWE
- Regular bus links nearby
- Easy access in to the City Centre
- Good access to Temple Meads Train Station
- Short walk to amenities
- Good motorway access
- Close to Eastgate Retail Park
- Selection of supermarkets nearby

#### Home truths:

- Only student tenants will be considered for this property

The logo for 'The Letting Game' is written in a bold, black, stylized font. The word 'The' is at the top, 'Letting' is in the middle, and 'Game' is at the bottom. The letters are thick and have a slightly irregular, hand-drawn appearance.