



## Stokes Croft Stoke Croft

£2,600 Monthly  
4 Bedroom House

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£2,600 Monthly  
4 Bedroom House

#### DETAILS

A bright four-bedroom first-floor student maisonette located in Stokes Croft is offered fully furnished with white goods included and will be available on 22nd 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 maisonette 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 maisonette is situated on the first floor, is modern throughout and briefly comprises; on the lower level you will find three spacious double bedrooms both furnished as study rooms, a shower room and a kitchen with a washing machine, fridge freezer, oven & hob. On the upper level in the attic you will find a fourth single bedroom.

The property also benefits from gas central heating.

The tenancy will run from 22nd July 2025 to 15th July

- **Furnished**
- **CLOSE TO GLOUCESTER ROAD**
- **CLOSE TO TEMPLE MEADS TRAIN STATION**
- **EASY ACCESS TO CITY CENTRE**
- **SOUGHT AFTER LOCATION**
- **NO PARKING**
- **EPC RATING D**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **COUNCIL TAX BAND A**

2026 (11 months and 23 days)

#### Amy's Highlights:

- Student property
- Four bedrooms
- Furnished
- White goods included
- Sought after location
- Surrounded by amenities
- Easy reach to UOB
- Bus links to UWE
- No parking available
- Walking distance to Bristol Bus Station

#### 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
- o Sewerage – Mains
- o Heating type – GCH
- o Broadband – (Source Ofcom) Standard, Superfast and

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