



Charles Road Filton

£3,400 Monthly
6 Bedroom Semi Detached House

AVAILABLE NOW

**The
Letting
Game**

Charles Road

Filton

£3,400 Monthly

6 Bedroom Semi Detached House

DETAILS

Six double bedroom semi detached student house on Charles Road in Filton, offered fully furnished with white goods and available from the 23rd 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!

What's it like?

It is ideally located for access to UWE and is also within walking distance of regular public transport links to the City Centre via the popular Gloucester Road.

The accommodation briefly comprises of a large open plan kitchen/living/dining room with kitchen units and integrated fridge/freezer, washing machine, oven and hob, a separate conservatory space, six double bedrooms of good sizes all furnished as study bedrooms, a downstairs bathroom with a shower over the bath, another bathroom on the first floor with a corner bath and lastly, a good-sized front and back garden.

The property also benefits from gas central heating, double glazing, storage space, conservatory space and off street parking for four cars.

Amy Highlights:

- Great access to UWE
- Six double bedrooms
- Plenty of off street parking
- Good access to public transport links
- Close to amenities

- **Furnished**
- **PLENTY OF AMENITIES NEARBY**
- **CLOSE TO FILTON ABBEY WOOD**
- **CLOSE TO TRAIN STATION**
- **REGULAR PUBLIC TRANSPORT LINKS**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **DRIVEWAY**
- **COUNCIL TAX BAND C**
- **EPC RATING D**

- Conservatory space
- Two bathrooms
- Garden

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 – 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

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