



**Fishponds Road**  
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£4,100 Monthly  
7 Bedroom House

**AVAILABLE NOW**

**The  
Letting  
Game**

## Fishponds Road

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£4,100 Monthly  
7 Bedroom House

#### DETAILS

A large seven bedroom student house on Fishponds Road within close proximity of UWE, offered fully furnished with white goods included and available from the 16th August 2024.

#### What's it like?

The property was modernised in summer 2022 and is in a great condition throughout, offering modern fixtures and fittings. The house is in an ideal location for UWE students at either the Blackberry Hill or Frenchay campuses; there is a bus stop on your doorstep with links into the City Centre as well as being close to plenty of amenities such as supermarkets, bars, restaurants and takeaways.

The property briefly comprises; two bedrooms to the ground floor, a large kitchen/lounge with white goods included and a downstairs shower room. Upstairs there are; five bedrooms and a modern three piece bathroom suite with a shower over the bath.

The property also benefits from: a front and rear garden, double glazing and gas central heating.

#### Highlights:

- Fully furnished
- Seven bedrooms
- Two bathrooms
- White goods included
- Walking distance to Eastville Park & Snuff Mills
- Good public transport links
- Great access to amenities
- Close proximity to UWE
- No parking with property

#### Home truths:

- **Furnished**
- **PLENTY OF AMENITIES NEARBY**
- **EASY ACCESS TO CITY CENTRE**
- **LOCAL AMENITIES NEARBY**
- **OPEN PLAN LIVING SPACE**
- **REGULAR PUBLIC TRANSPORT LINKS**
- **NO PARKING**
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- 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

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 any rent 14 days late, or more
- Bills for the tenancy (council tax, utilities, TV licence, communication services)

We may withhold your holding deposit should the tenancy not proceed for the following reasons:

- You withdraw from the tenancy
- Failure of a Right-to-Rent check
- You provide false or mis-leading information
- You fail to sign your tenancy agreement within 15 calendar days

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