



**Hatton Road**  
**Stoke Gifford**

£2,800 Monthly  
4 Bedroom Townhouse

**AVAILABLE NOW**

**The  
Letting  
Game**

## Hatton Road Stoke Gifford

£2,800 Monthly  
4 Bedroom Townhouse

### DETAILS

A modern four double bedroom, three bathroom townhouse on Hatton road in Stoke Gifford. This property is Ideal for professional sharers or students and offered fully furnished with white goods included available from the 22nd of September 2025.

Amy will be running the viewings at this property, so book yours today!

#### What's it like?

The house is part of a sought after modern development in Stoke Gifford and offers great access to amenities as well as the M32 Motorway, University of West of England, Filton Ring Road, The MOD and many other blue chip companies.

The property is set over three floors, the ground floor offers a shower room with WC, a utility room with washing machine, storage cupboards and access to the garage, the first bedroom is also on the ground floor and has double doors which open out to the patio garden. On the first floor there is a kitchen/dining space and a large living area. The kitchen appliances include an integrated fridge / freezer, electric hob and cooker, microwave and dishwasher and has a Juliette balcony.

The living room is very generous in size and offers a sofa and two armchairs and has a balcony; there is also a WC on this floor. The second floor comprises of the master bedroom which has built in wardrobes and an en-suite shower room, two additional double bedrooms and lastly the family bathroom with shower over bath. The property also benefits from gas central heating and double glazing, garage and a well presented landscaped garden.

- **Furnished**
- **BALCONY**
- **COUNCIL TAX BAND E**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **GARAGE INCLUDED**
- **LOCAL AMENITIES NEARBY**
- **EN-SUITE BATHROOM**
- **EPC RATING B**
- **FURNISHED**

#### Amy's Highlights:

- Ideal for professional sharers or students
- Three showers and four toilets
- Easy access to M32 Motorway
- Fully furnished
- White goods included
- Driveway & Garage
- Garden
- Great access to amenities nearby

#### Home Truths:

- You must earn at least two and a half times the rent as a house hold in order to qualify to rent this property

#### 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 Ultrafast
- o Mobile signal – ( Source Ofcom) Limited
- o Building Safety – No
- o Restrictions – No
- o Rights and Easements – No
- o Flood risk – No

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