



Filton Avenue

Filton

£580 Monthly

1 Bedroom House Share

AVAILABLE NOW

**The
Letting
Game**

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DETAILS

A first floor double bedroom within a professionally shared house in Filton, offered fully furnished with white goods and available from the 8th of July 2025.

Perfectly for professionals employed by major corporations in Filton, such as the MoD, Rolls Royce, and Airbus, this property offers not only proximity to blue-chip employers but also convenient access to major motorways. Public transport links to the City Centre via Gloucester Road are readily available.

What it's like?

The property boasts a spacious kitchen equipped with white goods and a gas range, a living room furnished with sofas and a TV, a utility area housing a washing machine and additional storage space, and a dedicated bathroom on the first floor for the exclusive use of tenants residing on that level.

Among the six bedrooms in the house, the available one is a generously proportioned double room featuring two built-in wardrobes, a double bed, and convenient built-in shelving. Adjacent to the bedroom is a bathroom with a shower over the bath. The property further offers gas central heating, double glazing, ample on-street parking, off-street parking space, and a sizable courtyard garden at the rear.

The rent covers utility bills, gas, electricity, water, and council tax. Internet costs are separate and will be evenly divided among the tenants.

Zoe's Local Highlights:

- On and off street parking
- Easy access to amenities
- Public transport links

- **Furnished**
- **CLOSE TO FILTON ABBEY WOOD TRAIN STATION**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **UTILITY BILLS INCLUDED**
- **FURNISHED**
- **PLENTY OF AMENITIES NEARBY**
- **EPC RATING C**
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- Good motorway access
- Easy access to Aztec West

Home Truths:

- To be able to rent this property applicants must earn a minimum of 2.5 times the rent.
- Access to the loft is prohibited.

Property Essentials:

- o Structure Materials – Brick
- 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 issues reported
- o Restrictions – None
- o Rights and Easements – N/a
- o Flood risk – N/a
- o Planning Permissions – None
- o Accessible – No
- o Coalfield / Mining area – No

Room measurements stated in this listing are for guidance and may not be accurate.

In accordance with the Tenant Fees Act 2019, we may

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