



## Ashley Down Road Ashley Down

£1,650 Monthly  
3 Bedroom Terraced House

**AVAILABLE NOW**

**The  
Letting  
Game**

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£1,650 Monthly

3 Bedroom Terraced House

- **Unfurnished**
- **EPC RATING C**
- **COUNCIL TAX BAND C**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **CLOSE TO GLOUCESTER ROAD**
- **ENCLOSED REAR GARDEN**
- **SOUGHT AFTER LOCATION**
- 

#### DETAILS

A well-presented three bedroom terraced house in Ashley Down with a modern feel, offered unfurnished with white goods and off-street parking included. Available from the 15th March.

Zoe will be running the viewings at this property, so book yours today.

#### What's it like?

The property is located on Ashley Down Road, it is fantastically located for access to plenty of shops, restaurants and cafes nearby on the popular Gloucester Road as well as having regular bus links close by travelling to the City Centre, Southmead Hospital, Filton, Cribbs Causeway and The Mall. The house has a great choice of local family friendly pubs close by including The Lazy Dog and The Foresters Arms across the road and The Royal Oak and The Anchor within a short stroll, it is close to several schools and nursery's including Bishop Road Primary School, Ashley Down Primary School and City of Bristol College. The property also benefits from having several parks and green spaces nearby including St Andrews Park and Horfield Common.

#### Zoe's highlights:

- Great location and close to Gloucester Road
- Several local restaurants & bars nearby
- Close distance to Southmead Hospital

#### 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 not permitted

#### 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) Likely
  - 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 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

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