



Court Road
Horfield

£3,375 Monthly
5 Bedroom House

AVAILABLE NOW

**The
Letting
Game**

Court Road

Horfield

£3,375 Monthly
5 Bedroom House

DETAILS

A well-presented five bedroom furnished student property for the 2024/25 academic year, located near Gloucester Road in Horfield. Available from the 3rd July 2024.

What's it like?

The three-storey accommodation is light and spacious, including a communal living room and a well-equipped modern kitchen. There are two bathrooms and five individually lockable bedrooms, each with a double bed, wardrobe, bedside cabinet, chest of drawers, desk and chair. Outside is a private enclosed garden at the rear, and unrestricted on-street parking.

The property is well placed for access to the UWE Frenchay Campus, with bus routes also nearby to the University of Bristol. Around 2.5 miles north of Bristol City Centre, it is also conveniently close to the popular Gloucester Road, with a great choice of local independent shops, cafes, bars and other amenities.

Highlights:

- Light and spacious interior
- Well-equipped kitchen
- Two bathrooms
- Fully furnished
- Great location near Gloucester Road

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:

- **Furnished**
- **SUITABLE FOR PROFESSIONAL SHARERS**
- **FOR ACADEMIC YEAR 2024-25**
- **REGULAR PUBLIC TRANSPORT LINKS**
- **WALKING DISTANCE TO GLOUCESTER ROAD**
- **EPC RATING C**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
-

- o Structure Materials – Standard
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – Gas
- o Broadband – Standard, Superfast and Ultrafast (source: Ofcom)
- o Mobile signal – Good (source: Ofcom)
- o Building Safety – N/A
- o Restrictions – None
- o Rights and Easements – None
- o Flood risk – Very low risk
- o Planning Permissions – None
- o Accessibility – N/A
- o Coalfield / Mining area – No
- o Room measurements stated in this listing can be found on the floor plan and are for guidance only 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 any rent 14 days late or more

The logo for 'The Letting Game' features the words 'The Letting Game' in a bold, black, stylized font. 'The' is at the top, 'Letting' is in the middle, and 'Game' is at the bottom. The letters are thick and blocky, with a slightly irregular, hand-drawn appearance.