



## Hillgrove Street Stokes Croft

£3,250 Monthly  
5 Bedroom End Terrace House

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Letting  
Game**

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### Stokes Croft

£3,250 Monthly

5 Bedroom End Terrace House

#### DETAILS

A bright five double-bedroom end of terrace student house located in Stokes Croft offered fully furnished with white goods and available on the 17th of July.

We now offer an ALL inclusive bills package with uncapped usage for the 2025/2026 tenancy, we'll share more information with you at the viewing.

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

#### What's it like?

The house is in a highly sought-after location in the heart of Stokes Croft on Hillgrove Street and is surrounded by bars, restaurants, and shops. It offers great access to the City Centre and is within a short walk of Bristol Harbour and Wapping Wharf with it's many restaurants, bars, and entertainment. The property is within a short walk of Bristol University while also being on a main bus route to UWE. Bristol Temple Meads Train Station can be reached within a fifteen-minute walk and motorway access can be easily reached within minutes.

The house is set over two floors and briefly comprises; an entrance hall with storage space with a fridge freezer, a kitchen with white goods including a washing machine, oven & hob and breakfast bar, there are also two double bedrooms situated on the ground floor and one of which has it's own entrance and both are furnished accordingly. Upstairs you will find three further double bedrooms, all of which are of a good size and are furnished as study rooms and lastly a bathroom with stand alone shower.

The property also benefits from gas central heating,

- **Furnished**
- **CLOSE TO STOKES CROFT**
- **EASY ACCESS TO CITY CENTRE**
- **REGULAR PUBLIC TRANSPORT LINKS**
- **COMMUNAL GARDEN**
- **NO PARKING**
- **EPC RATING D**
- **COUNCIL TAX BAND B**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**

sash windows and a courtyard garden to the front of the house that features a wishing well.

The tenancy will run from 17th July 2025 to 9th July 2026 (11 months and 22 days)

#### Amy's Highlights:

- Student property
- Furnished
- White goods included
- Private courtyard
- Good sized bedrooms
- Sought after location
- Surrounded by amenities
- Easy reach to UOB
- Bus links to UWE
- No parking available

#### 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:

- o Structure Materials – Brick/Stone
- o Electricity supply – Mains

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