



Filton Avenue

Filton

£2,600 Monthly

4 Bedroom End Terrace House

AVAILABLE NOW

**The
Letting
Game**

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DETAILS

A modern four-double bedroom semi-detached student house in Filton, offered fully furnished with white goods and available on the 27th August 2025.

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.

What's it like?

The property is located on Filton Avenue, fantastically situated on the main route for the UWE link as well as having regular public transport links on it's doorstep travelling into the City Centre via the popular Gloucester Road and also to Cribbs Causeway. The house is within a short walk of the main UWE campus and amenities within Abbey Wood Retail Park.

The house was refurbished just a few years ago and benefits from having smart contemporary fixtures and fittings throughout, modern appliances and stylish furnishings. It briefly comprises; an open kitchen/dining room which is offered with a fridge freezer, washing machine, oven and hob, dining table and chairs, there are four double bedrooms all of which are good sizes and furnished as study rooms and lastly is the shower room which has a cubicle in place, WC, basin and heated towel rail.

The property also benefits from having double glazing, storage space, gas central heating, a cleaner for communal areas once a month and a gardener for the summer months.

Highlights:

- Student property
- Sought after location

- **Furnished**
- **PLENTY OF AMENITIES NEARBY**
- **WHITE GOODS INCLUDED**
- **WALKING DISTANCE TO GLOUCESTER ROAD**
- **LOCAL AMENITIES NEARBY**
- **MODERN FIXTURES AND FITTINGS**
- **WALKING DISTANCE TO UWE**
- **ON STREET PARKING**
- **COUNCIL TAX BAND B**
- **HOLDING DEPOSIT EQUIVALENT TO 1**

- Fully furnished
- Monthly cleaner for communal areas
- Modern kitchen/diner
- Four double bedrooms
- Garden
- On street parking
- Regular public transport links nearby
- Easy access to UWE
- Short walk to amenities
- Close to 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:

- o Structure Materials – Brick and tile
- o Electricity supply – yes - Mains
- o Water supply – Bristol water - Mains
- o Sewerage – Wessex Water - Mains
- o Heating type – Gas Central Heating - Mains
- o Broadband– (supply type & indication of speed) Standard, Superfast and Ultrafast avail. Upto D'load 1000Mbps/ U'load 100Mbps
- o Mobile signal - Likely

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