



**Thomas Way**  
**Stoke Gifford**

£3,000 Monthly  
4 Bedroom House

**AVAILABLE NOW**

**The  
Letting  
Game**

## Thomas Way Stoke Gifford

£3,000 Monthly  
4 Bedroom House

### DETAILS

A Modern four-bedroom student house situated within the popular Stoke Park, offered fully furnished with white goods and available from the 28th of July 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.

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

What's it like?

The house is in a fantastic, sought-after location on Thomas Way, which is just a few minutes walk from the UWE Frenchay campus. The property offers easy access to amenities including being under five minute's drive to a selection of amenities including ASDA, Sainsburys, restaurants, takeaways, gyms, and a retail park. By car or bus, you can reach Cribbs Causeway, The Mall, the ring road leading to Emerson's Green and the M32. The property also offers regular bus links travelling across the city including into the City Centre and Cabot Circus.

The accommodation is set over three floors and can be easily accessed from the front doorway or rear double garage. As you enter from the roadside, you come into the middle floor of the house. To the right is a WC & left is the kitchen/dining room, there is also a double bedroom with Juliet balcony on this level. You can either go downstairs to the double garage & utility from this floor or up to the top floor. On the top floor, there is a further three double bedrooms, a bathroom & a further shower room.

The property benefits from having off-street parking

- **Furnished**
- **CLOSE TO PARKS AND GREEN SPACES NEARBY**
- **FURNISHED**
- **GARAGE INCLUDED**
- **OFF STREET ALLOCATED PARKING**
- **WALKING DISTANCE TO UWE**
- **EPC RATING D**
- **COUNCIL TAX BAND D**
- **HOLDING DEPOSIT EQUIVALENT TO 1**

for two cars, gas central heating, double glazing, a downstairs WC and ample on-road parking.

Amy's Highlights:

- Student property
- Set over three floors
- Close to UWE
- Local transport links nearby
- Furnished property
- White goods included
- Double garage

Home truths:

- Only student tenants will be considered for this property
- Students are required to provide a UK-based guarantor

Property Essentials:

- o Structure Materials – Brick/Stone
- 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

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