



Edgware Road
Staple Hill

£4,200 Monthly
6 Bedroom Semi Detached House

AVAILABLE NOW

**The
Letting
Game**

Edgware Road

Staple Hill

£4,200 Monthly

6 Bedroom Semi Detached House

- **Furnished**
- **REGULAR PUBLIC TRANSPORT LINKS**
- **WALKING DISTANCE TO UWE**
- **WHITE GOODS INCLUDED**
- **LOCAL AMENITIES NEARBY**
- **CLOSE TO LOCAL HIGH STREET**
- **ON STREET PARKING**
-

DETAILS

A recently renovated, six double bedroom student house in Staple Hill, offered fully furnished with white goods and will be available from 6th September 2024.

What's it like?

The property is situated just off the High Street in Staple Hill which benefits from being well located for easy access to the university campuses, motorway access to the M32, great access to local amenities such as restaurants, takeaways, pubs, cafes, and other local independents as well as being a short walk to Fishponds Road where you will find launderettes and larger supermarkets Morrisons, Aldi and Lidl. There are plenty of regular bus links leading into the City Centre and to Temple Meads train station surrounding the property.

The property was built in Summer 2023, is bright, spacious and has been finished with modern fixtures and fittings throughout. The property briefly comprises; a bright entrance with access to a large open plan kitchen/living area which is furnished with appliances and plenty of cupboard and counter space, also benefiting from a communal living area, which has been furnished with sofas and a coffee table. The first bedroom is also on the ground floor and a downstairs toilet. On the first floor are a further three bedrooms, all of which have been furnished accordingly with a bed and mattress, hanging rail, and a desk with a chair. There is also a shower room, complete with a large shower cubicle, toilet, sink, heated towel rail, and heated mirror. Finally, the two last bedrooms are on the top floor of the property, along with a good-sized bathroom, with shower over bath, toilet and sink.

The property also benefits from having a secure bike

storage area, gas central heating, double-glazing, and plenty of on-street parking available.

Highlights:

- Modern student property
- Six bedrooms
- Fully furnished
- White goods included
- Great location
- 20 min walk to Glenside Campus
- Easy access to amenities
- Easy access to the City Centre
- Selection of supermarkets available nearby
- Green spaces and parks nearby
- Close to Eastgate Retail Park
- Regular bus links
- Easy access to Temple Meads Train Station

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 – Standard Brick
- o Electricity supply – Yes - Mains

The logo for 'The Letting Game' features the words 'The Letting Game' in a stylized, bold, black font. 'The' is at the top, 'Letting' is in the middle, and 'Game' is at the bottom, all in a slightly irregular, hand-drawn style.