



**Wessex Avenue**  
**Horfield**

£1,950 Monthly  
3 Bedroom Terraced House

**AVAILABLE NOW**

**The  
Letting  
Game**

## Wessex Avenue

Horfield

£1,950 Monthly

3 Bedroom Terraced House

### DETAILS

Ideal for three professional sharers is this bright and spacious four-bedroom, house situated just off the vibrant Gloucester Road, offered fully furnished, with white goods included and available from now!

Amy will be running viewings on this lovely property, so book yours today!

What it's like?

The house is situated on Wessex Avenue, fantastically located for easy access to plenty of amenities including shops, bars, restaurants and cafes. It also offers easy access to Gloucester Road & onto the A4174 ring-road.

The property is generous in size and offers an abundance of space & natural light. It briefly comprises; a lounge area which offers plenty of light from a spacious bay window. A kitchen contains the white goods & leads onto a utility room with washer. There is also a large double bedroom downstairs. Upstairs, you will find two additional double bedrooms, a smaller single bedroom & also a bathroom with shower over bath. Further benefits include and enclosed, sunny rear garden that's recently been landscaped & is ideal for summer barbeques. To the front of the property, there is a driveway that can fit two cars and ample on road parking.

Amy's Local highlights:

- Great location near Gloucester Road
- Easy access to The Ring Road & Southmead Hospital
- Close to the Memorial Stadium & County Cricket Ground

Property Essentials:

- Part Furnished
- CLOSE TO GLOUCESTER ROAD
- ENCLOSED REAR GARDEN
- EASY ACCESS TO CITY CENTRE
- EPC RATING D
- HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT
- PLENTY OF AMENITIES NEARBY
- WHITE GOODS INCLUDED
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- o Structure Materials – Brick/Stone
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – Gas
- o Broadband– (Source Ofcom) Standard, Superfast and Ultrafast available
- o Mobile signal – ( Source Ofcom) Likely for most providers
- o Building Safety – No issues
- o Restrictions – None noted
- o Rights and Easements – n/a
- o Flood risk – Very Low
- o Planning Permissions – None noted
- o Accessible – Not Accessible
- o Coalfield / Mining area –No

Home truths:

- To be able to rent this property applicants must earn a minimum of 2.5 times the rent
- Students will not be considered for this rental
- Access to the loft will not be permitted

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

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