



Filton Avenue

Filton

£2,200 Monthly
4 Bedroom Terraced House

AVAILABLE NOW

**The
Letting
Game**

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4 Bedroom Terraced House

DETAILS

A light and spacious four-bedroom student terraced house in Filton, offered fully furnished with white goods and available on the 18th of August.

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 property is located on Filton Avenue and benefits from being a short walk from plenty of amenities and the popular Gloucester Road, as well as having regular bus links to both UWE and the City Centre on its' doorstep.

The property briefly comprises; a spacious living room, and a separate kitchen which comes with a fridge freezer, washing machine, hob, and cooker. There are four bedrooms, three of which are doubles and one of which is a single room, all come fully furnished with a bed, desk, chair, wardrobe, and drawers. Lastly is the bathroom which is a clean suite with a shower above the bath.

The property also benefits from a good-sized garden at the rear, on-street parking, double glazing, and gas central heating.

Amy's Highlights:

- Student property
- Four-bedroom house
- Fully furnished
- White goods included

- **Furnished**
- **CLOSE TO GLOUCESTER ROAD**
- **LOCAL AMENITIES NEARBY**
- **ON STREET PARKING**
- **SELECTION OF SHOPS & RESTAURANTS NEARBY**
- **REGULAR PUBLIC TRANSPORT LINKS**
- **EPC RATING D**
- **COUNCIL TAX BAND C**
- **HOLDING DEPOSIT EQUIVALENT TO 1**

- Garden included
- On-street parking nearby

Home truths:

- Open to mixed groups 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
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – GCH
- o Broadband– (Source Ofcom) Standard, Superfast and Ultrafast
- o Mobile signal – (Source Ofcom) Limited
- o Building Safety – No
- o Restrictions – No
- o Rights and Easements – No
- o Flood risk – No
- o Planning Permissions – No
- o Accessible – No
- o Coalfield / Mining area –No

Room measurements stated in this listing are for

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