



Claverham Road
Fishponds

£2,350 Monthly
4 Bedroom House

AVAILABLE NOW

**The
Letting
Game**

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DETAILS

A recently refurbished and modern, four double bedroom house on Claverham Road in Fishponds. Suitable for both professionals and students, offered fully furnished with white goods and available from 23rd September for a 10-month tenancy.

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 great location, just a short walk from UWE Glenside campus on Blackberry Hill, and is within a stone's throw of local amenities, also offering public transport links from Fishponds Road to the City Centre and UWE Frenchay Campus.

On the property's ground floor, there is a double bedroom, a separate living room, a kitchen area with white goods. On the first floor are three further double bedrooms and a recently installed bathroom with a white three-piece suite.

Externally there are low-maintenance, front and rear gardens. There is a driveway for parking as well as ample on-street parking in the area.

Amy's Highlights:

- Student/Professional property
- Recently refurbished
- Four double bedrooms
- Easy access to UWE

- **Furnished**
- **EPC RATING D**
- **COUNCIL TAX BAND B**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **DRIVEWAY**
- **FURNISHED**
- **WALKING DISTANCE TO UWE**
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- Great modern condition
- Public transport links
- Fully furnished

Home truths:

- Student/ Professional 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/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
- 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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