



## Seventh Avenue

Filton

£2,400 Monthly  
4 Bedroom Terraced House

**AVAILABLE NOW**

**The  
Letting  
Game**

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### Filton

£2,400 Monthly

4 Bedroom Terraced House

#### DETAILS

A four bedroom, terraced student house in Filton is offered fully furnished with white goods included and is available from the 1st August 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.

Zoe will be conducting viewings, so book yours today!

What's it like?

The house is in a great location on Seventh Avenue just off Filton Avenue which offers easy access to the amenities at Abbey Wood Retail Park such as supermarkets, restaurants, takeaways, and a gym. It is also within a twenty minute walk from UWE and offers easy access to public transport links to the City Centre via Filton Avenue and Gloucester Road.

The property briefly comprises: a spacious lounge, the first bedroom with French doors leading to the garden, a separate kitchen with white goods included. Upstairs there are a further three bedrooms, all of which have been furnished as study bedrooms, and three- piece bathroom suite with a shower over the bath.

The property also benefits from a garden, gas central heating, double glazing and on street parking can be found near to the property.

Zoe's Highlights:

- Four bedrooms
- Garden
- Close to amenities
- Walking distance to UWE
- Fully furnished

- **Furnished**
- **ON STREET PARKING**
- **COUNCIL TAX BAND B**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **EPC RATING C**
- **FURNISHED**
- **WHITE GOODS INCLUDED**
- **PRIVATE GARDEN**
- **IDEAL FOR STUDENTS**

- Close to local amenities
- On Street parking
- Great access to motorway links
- On bus route to City Centre
- Gyms near to the property

Home truths:

- Only student 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:

- Structure Materials – Brick construction, pitched tiled roof
- Electricity supply – Gas / Electric - Outfox the market
- Water supply – Bristol Water
- Sewerage – Bristol Water
- Heating type – Gas Central heating
- Broadband– available through Virgin Media or BT line
- Mobile signal - Very Good
- Building Safety - Structurally sound
- Restrictions – see special condition above
- Rights and Easements – private property in cul-de-sac
- Flood risk – N/A
- Planning Permissions – None in progress
- Accessibility – Not suitable as staircase, upstairs

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