



**£4,050 Per Month** Mortimer Road | Filton | Bristol | BS34 7LF

[www.kendallharper.com](http://www.kendallharper.com) | [lettings@kendallharper.com](mailto:lettings@kendallharper.com)

**Kendall Harper**

A well presented and recently renovated six double bedroom student house situated in Filton and conveniently located for access to UWE Frenchay Campus and transport links into central Bristol.


This student house has been recently renovated throughout and the accommodation briefly comprises an entrance hall, a spacious sitting room, a downstairs double bedroom and a modern fitted kitchen/breakfast room on the ground floor.

On the first floor there is a modern shower room and three double bedrooms and on the second floor there is a further shower room and two further double bedrooms.

The property further benefits from a TV in each bedroom, a 60" communal TV in the sitting room, high speed wifi, driveway parking for two cars, a private rear garden and a cleaning service for the communal areas of the house once every two weeks. Viewings are highly recommended.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

