



**£3,600 Per Month** Downend Road | Fishponds | Bristol | BS16 5AR

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**Kendall Harper**

# Downend Road | Fishponds | Bristol | BS16 5AR

A smart and well presented six bedroom student house situated in Fishponds and within easy reach of UWE Glenside and Frenchay campuses.

The accommodation comprises an entrance hall, a double bedroom, a sitting room, a modern fitted kitchen, a utility room and a shower room to to the ground floor.

On the first floor there are four double bedrooms and a shower room. On the top floor of the property there is a large double bedroom.

To the outside the property benefits from a private rear garden. Further benefits include gas central heating and double glazing. WIFI is also included within the rent.

The property is available on 19th August 2024 and viewings are highly recommended!





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>58</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	

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