



**£675 Per Month** Ninth Avenue | Filton | Bristol | BS7 0QW

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**Kendall Harper**

ROOM TO LET IN SHARED HOUSE - A recently renovated house finished to an exceptional standard throughout which is sure to be popular for students attending UWE.

The accommodation briefly comprises a downstairs double bedroom, sitting room with open plan kitchen and patio doors to the rear garden.

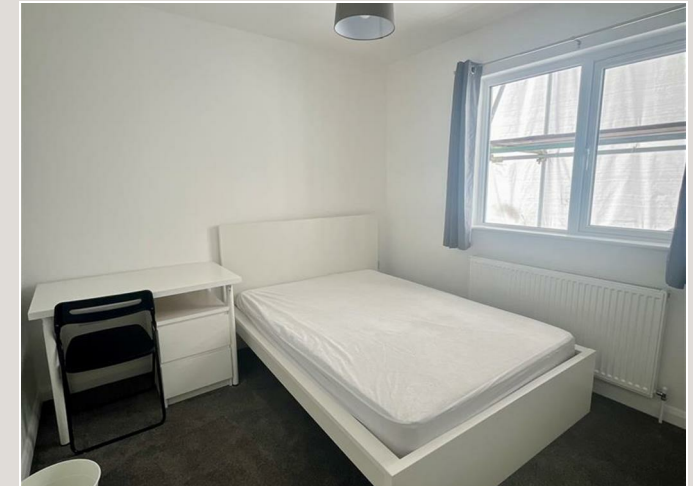
On the first floor there are three double bedrooms and a modern family bathroom. On the top floor there is a further shower room and two double bedrooms.

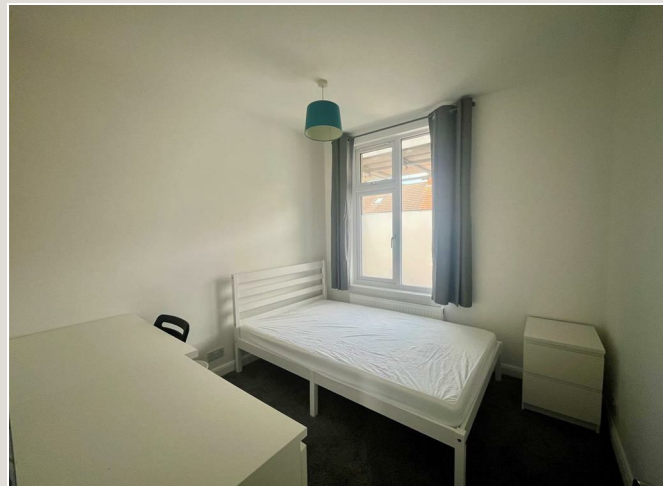
To the outside there is driveway parking for two cars at the front of the property and a private garden to the rear.


The property was recently renovated and has modern furniture throughout. Each bedroom has a double bed, chest of drawers, wardrobe, desk and chair.

Each bedroom is available on an individual room only tenancy with all bills included in the rental asking price of £700 per month

Available immediately for the 2024/2025 academic year. 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>		
(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.

