



**£3,000 PCM** Filton Road | Horfield | Bristol | BS7 0XX

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**Kendall Harper**

STUDENT HOUSE AVAILABLE FOR AN 11 MONTH INITIAL TENANCY TERM - A recently refurbished five bed student house situated ideally for students attending UWE and Bristol University.

The accommodation comprises an entrance hall with WC, two downstairs double bedrooms and a new modern lounge/kitchen/diner to the ground floor.

On the first floor there are three further bedrooms, a bathroom and separate WC.




To the outside there is a private rear low maintenance garden and off street parking for two cars.

Offered furnished and available on 28th August 2025 for an 11 months tenancy until 27th July 2026.

Viewings are highly recommended!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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