



**£3,900 Per Month** Downend Road | Fishponds | Bristol | BS16 5AR

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**Kendall Harper**

STUDENT LET - FLEXIBLE TERM OF BETWEEN 9 AND 12 MONTHS  
AVAILABLE - 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 1st September 2025, for a flexible term of between 9  
and 12 months. Viewings are highly recommended!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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