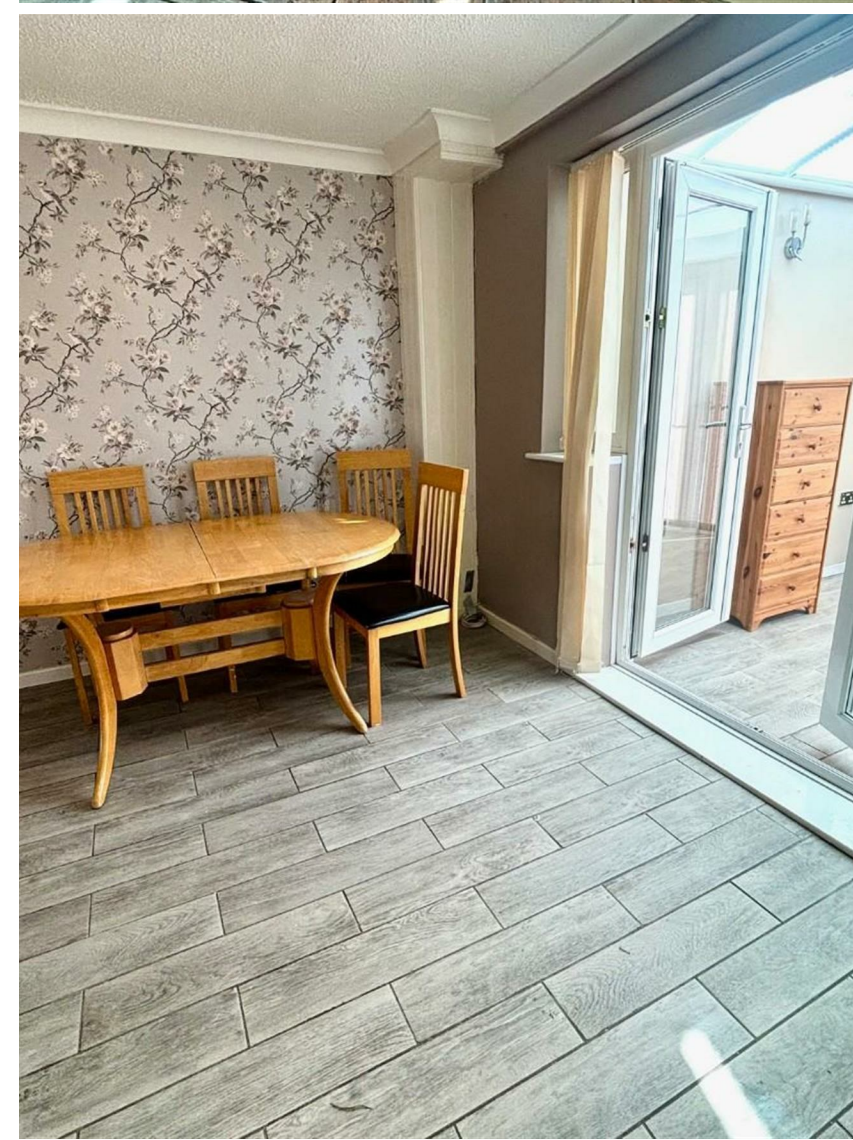


THE
PROPERTY
OUTLET

Bristol's home for Stylish Sales & Lettings



RODNEY CRESCENT
FILTON





RODNEY CRESCENT

FILTON, BS34 7AF - £2,400 PER MONTH



4 Bedroom(s)



1 Bathroom(s)

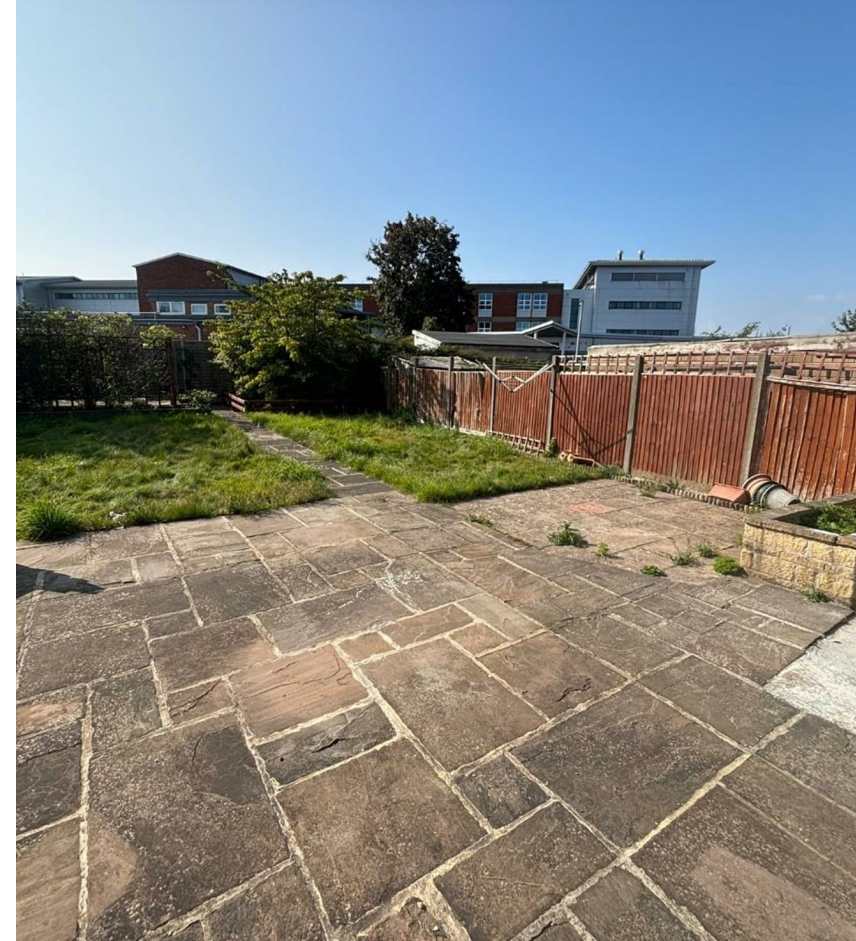


sq ft

* AVAILABLE 27.08.2025 *

FANTASTIC FURNISHED STUDENT/PROFESSIONAL PROPERTY! The Property Outlet are pleased to offer to the rental market this WELL PRESENTED SEMI DETACHED HOME. This spacious property comprises ENTRANCE HALL, LIVING ROOM (BEDROOM 1) CONSERVATORY, & a FITTED KITCHEN/DINING ROOM with WHITE GOODS that INCLUDE a GAS HOB/ELECTRIC OVEN, WASHING MACHINE, DISHWASHER & a FRIDGE/ FREEZER. To the first floor there are a further TWO DOUBLE BEDROOMS, GOOD SIZED FOURTH BEDROOM, REFITTED BATH/SHOWER ROOM & W/C. The property benefits from GAS CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING & FRONT & REAR GARDENS. Close to LOCAL AMENITIES, BARS, RESTAURANTS, UWE & PUBLIC TRANSPORT. Sorry no pets.

Holding Deposit £553.84



COUNCIL TAX BAND - B

- STUDENT HOME
- Four Bedrooms
- Gas Hob/Electric Oven
- Furnished
- Dishwasher
- Fridge/Freezer
- Gas Central Heating
- Washing Machine
- Well Presented
- Links To UWE & City Centre

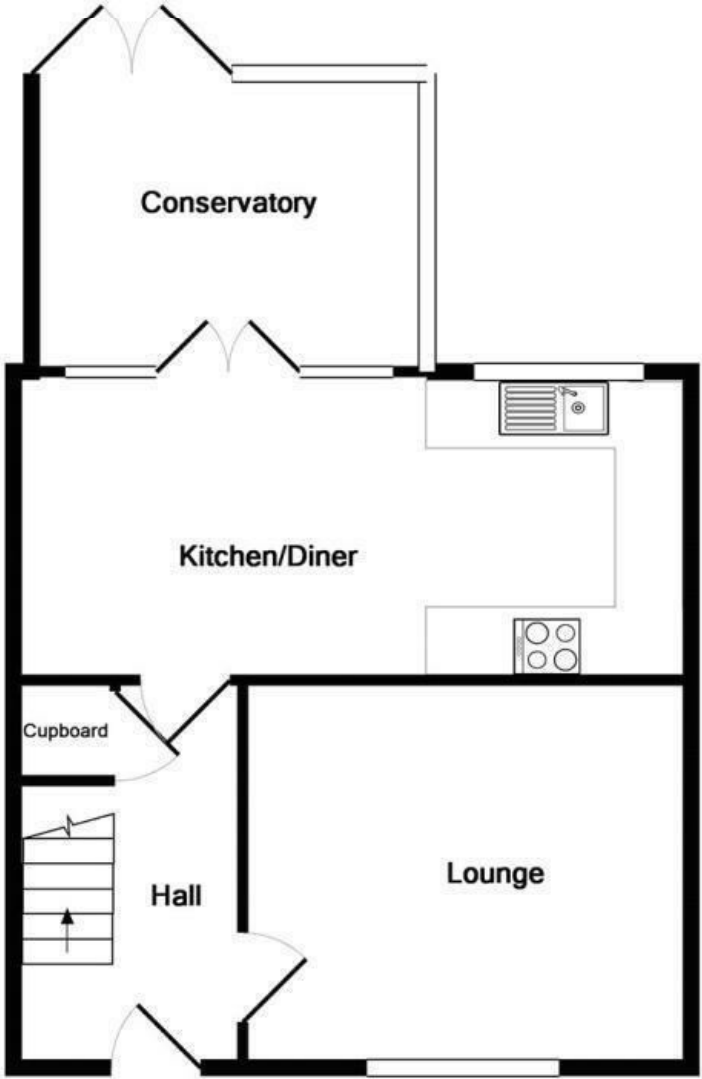


PROPERTY SPECIALIST

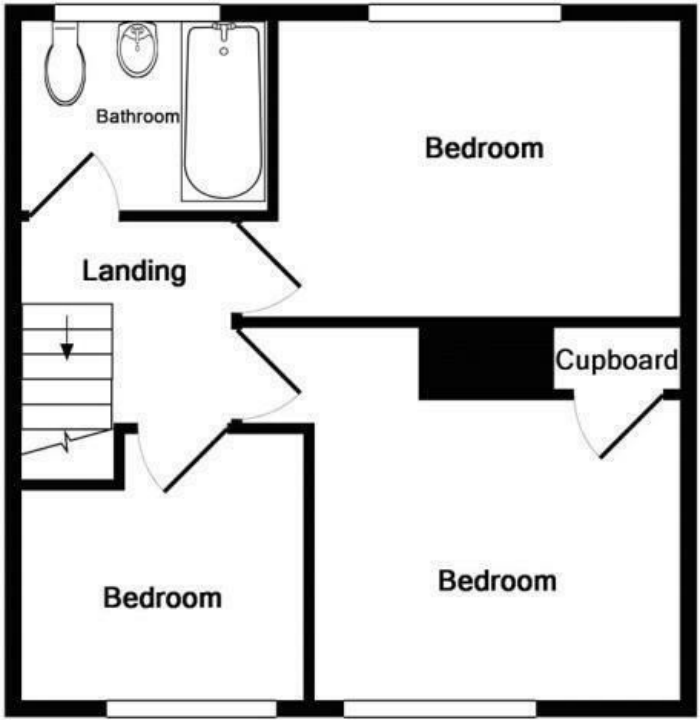
Mr James Parker

j.parker@thepropertyoutlet.co.uk

Property Management Co-ordinator



Ground Floor
Approx. Floor
Area 497 Sq.Ft.
(46.2 Sq.M.)



First Floor
Approx. Floor
Area 389 Sq.Ft.
(36.2 Sq.M.)

Total Approx. Floor Area 887 Sq.Ft. (82.4 Sq.M.)
For illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	