

THE  
PROPERTY  
OUTLET

*Bristol's home for Stylish Sales & Lettings*



RODNEY CRESCENT  
FILTON









## RODNEY CRESCENT

FILTON, BS34 7AG - £2,600 PCM



4 Bedroom(s)



1 Bathroom(s)



839.00 sq ft

\*AVAILABLE 01.06.2025 \*

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), LIVING/DINING ROOM & a FITTED KITCHEN with WHITE GOODS that INCLUDE a ELECTRIC HOB & ELECTRIC OVEN, WASHING MACHINE & a FRIDGE/ FREEZER. To the first floor there are a further THREE DOUBLE BEDROOMS & FITTED HOWER ROOM & W/C. The property benefits from GAS CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING & REAR GARDEN. Close to LOCAL AMENITIES, BARS, RESTAURANTS, UWE & PUBLIC TRANSPORT. Sorry no pets.

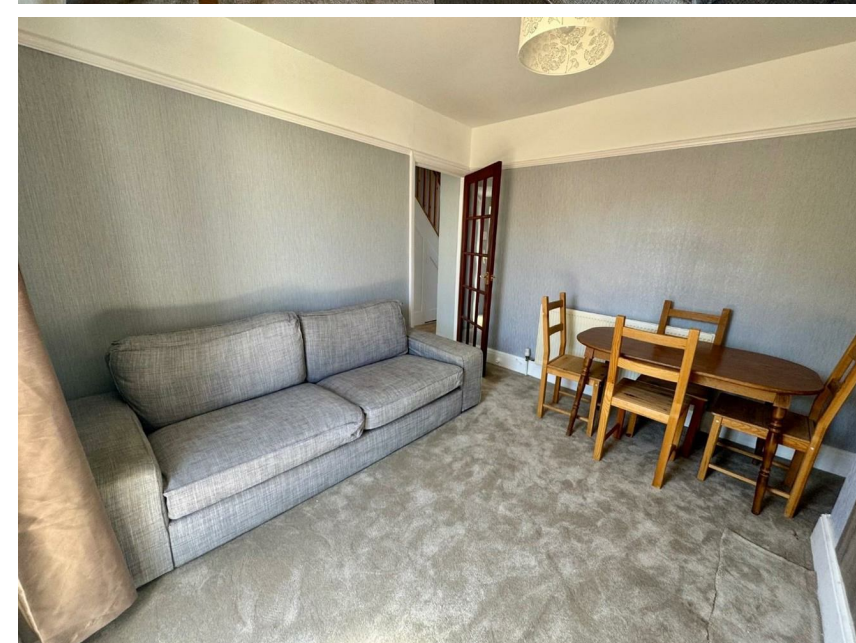
Holding Deposit £565.38

### COUNCIL TAX BAND - C

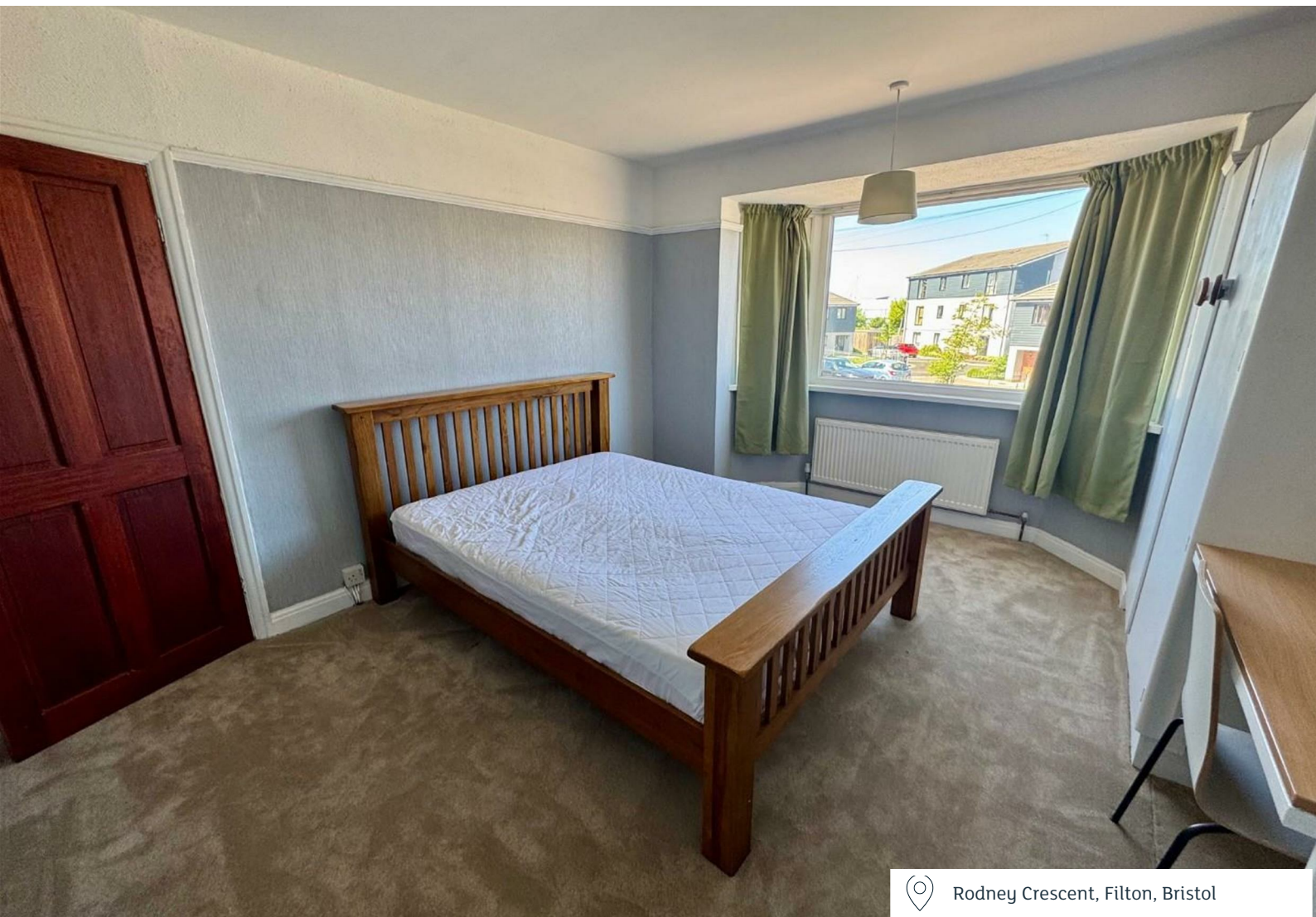
- Well Presented
- Newly Refurbished Throughout
- Furnished
- Off Road Parking
- Double Glazing
- Gas Central Heating
- Electric Oven
- Washing Machine
- Fridge/Freezer
- Damage Deposit £3000

### PROPERTY SPECIALIST

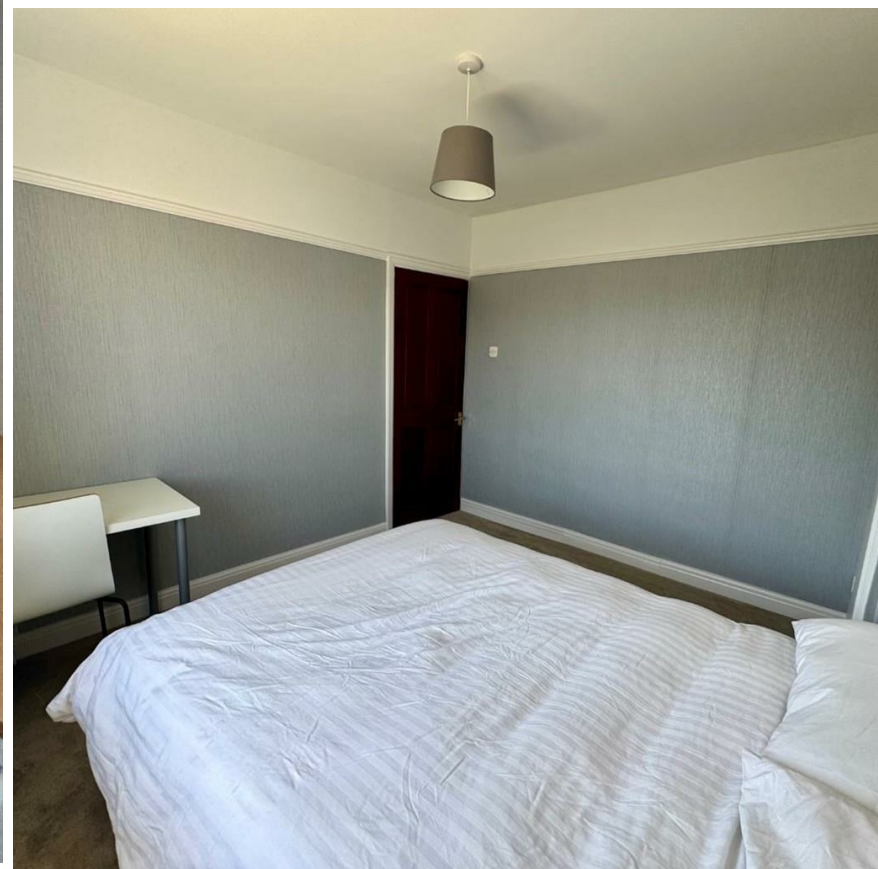
Ms Olivia Melville-Brown  
o.melvillebrown@thepropertyoutlet.  
Assistant branch manager







Rodney Crescent, Filton, Bristol



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	