



479 Fishponds Road, Bristol, BS16 3AL

£7,000

12 Bed HMO - 3D Tour Available

Welcome to this amazing opportunity to rent 12-bedroom guest house. Six of the bedrooms have en-suites, and there is also a separate bathroom and shower room. The property benefits from a 23ft dining room, as well as a kitchen and utility area.

Fishponds is very conveniently located, with easy access to the M32 and M4 motorways, and is just a short cycle, drive, or bus journey into the city centre. The area also benefits from several tarmacked cycle paths, providing traffic-free routes into the City Centre or out towards the suburbs and further afield to Keynsham and Bath.

Council Tax Band - D
Energy Rating - D

- 12 Bedroom
- HMO
- Circa 2860sq ft
- Available Now
- Holding Deposit £1615
- 8 Bathroom
- Company Lets Considered
- Rear Garden
- EPC - D
- Security Deposit £8076

Kitchen 14'0" x 7'8" (4.28 x 2.34)

Family Room 17'7" x 12'6" (5.36 x 3.82)

Dining Area 9'9" x 10'10" (2.99 x 3.32)

Utility Space 8'6" x 7'8" (2.6m x 2.34)

Bedroom 14'8" x 12'5" (4.48 x 3.8)

Bedroom 12'9" x 10'11" (3.91 x 3.34)

Bedroom 16'5" x 13'0" (5.02 x 3.97)

Bedroom 12'11" x 10'10" (3.94 x 3.31)

Bedroom 15'7" x 12'1" (4.77 x 3.7)

Bedroom 10'0" x 11'0" (3.07 x 3.37)

Bedroom 9'3" x 11'10" (2.84 x 3.62)

Bedroom 9'6" x 10'11" (2.91 x 3.33)

Bedroom 8'5" x 12'11" (2.59 x 3.94)

Bedroom 8'8" x 9'6" (2.65 x 2.91)

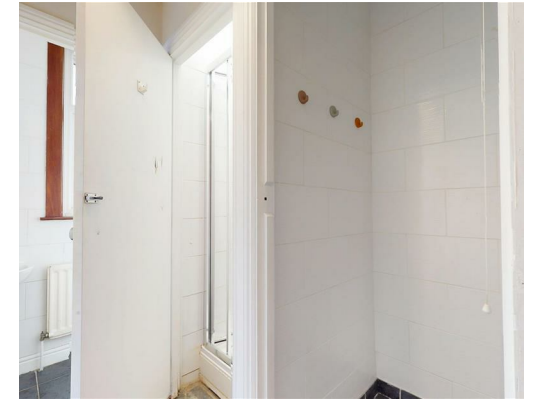
Bedroom 10'1" x 10'7" (3.08 x 3.23)

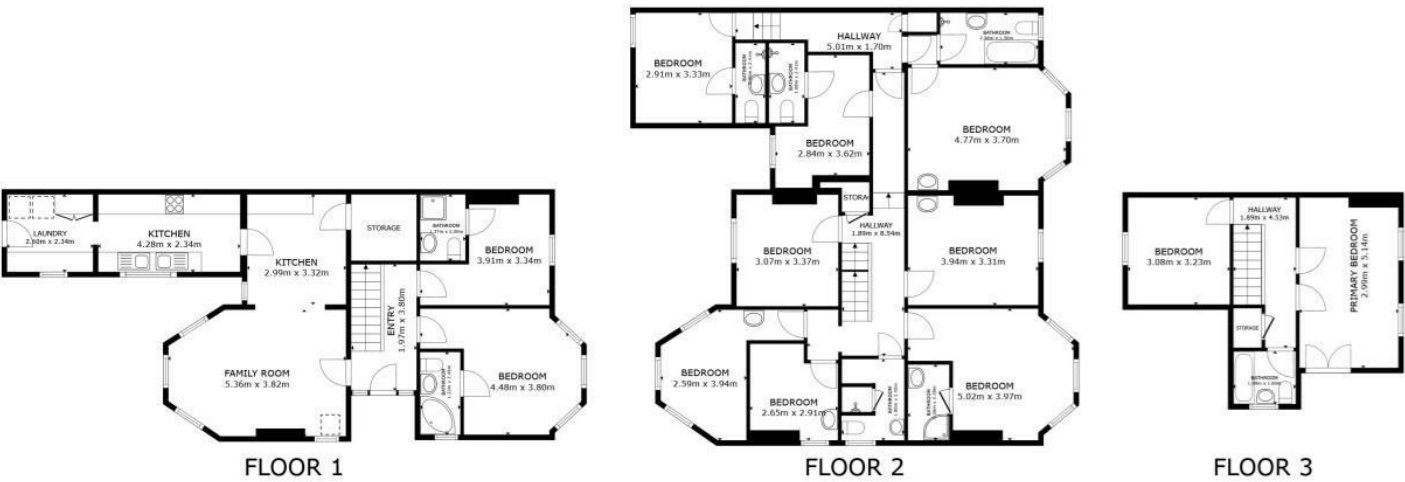
Bedroom 9'9" x 16'10" (2.99 x 5.14)

Shower Room

Bathroom

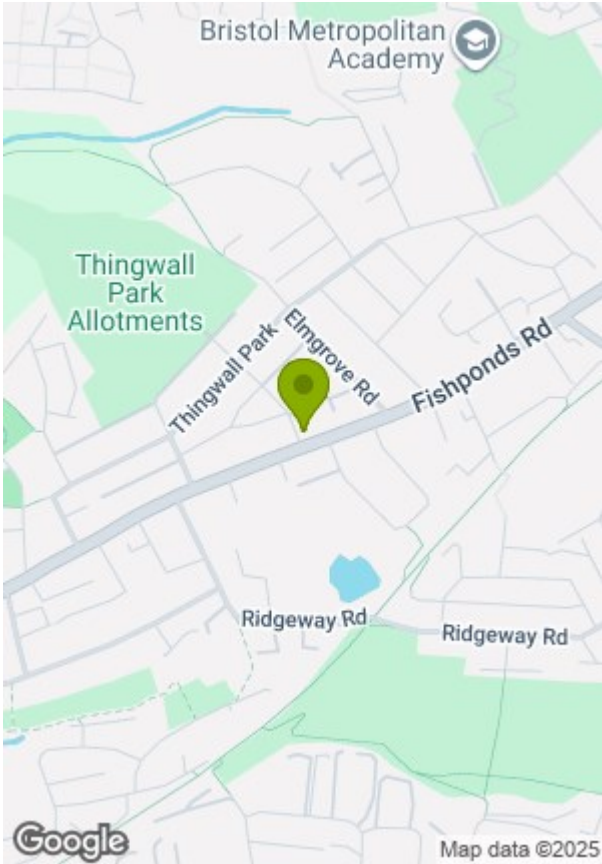






GROSS INTERNAL AREA
FLOOR 1 89.9 m² FLOOR 2 136.9 m² FLOOR 3 37.9 m²
TOTAL : 264.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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