



£1,800 pcm

31 Station Road, Filton,
Bristol, BS34 7BZ





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MODERN 4 BEDROOM STUDENT HOUSE - NO BILLS INCLUDED - Urban Property are pleased to present this recently refurbished part furnished 4 bedroom student semi-detached home situated in the popular location of Filton set within close proximity to the busy Gloucester Road. Available August 2021.

MODERN - Student House | 4 Bedrooms - 3 Doubles and 1 Single | Part Furnished | Communal Diner | Modern Kitchen
Modern Shower Room | Double Glazing & Gas Central Heating | Modern Carpets and Decorations | Gardens and Off Street Parking | Available
August 2021 - Students Only



Urban Property are pleased to present this recently refurbished 4-bedroom student semi-detached home situated in the popular location of Filton set within close proximity to the busy Gloucester Road and a range of facilities including office developments such as Southmead Hospital, The Ministry of Defence, Abbey wood retail park and within easy reach of UWE.

The property is well placed for various commuter routes being approx. 1 mile from Bristol Parkway Railway Station offering regular train services to London, South Wales and the Midlands, and is handy for the M4 & M5 Motorways.

In brief the recently refurbished 4 bedroom (3 x doubles and 1 x single) student property comprises entrance hall, ground floor front double bedroom, newly fitted kitchen, rear facing lounge/dining room with French doors leading to the private enclosed rear garden, with 3 good sized bedrooms (two double & one single) & recently fitted shower room being located on the first floor.

Benefits include, recent decorations, recent carpets, recently fitted kitchen and shower room, new boiler, gas central heating, double glazing and a fully enclosed rear garden with large lawn and patio area.

A utility area has been made in the rear of part of the garage for the use of the boiler and tumble dryer and





washing machine only, off street parking for several vehicles is available to the front of the property. No access to the main garage - not in use.

Offered Part Furnished, Available late August 2021. 10 to 11 Month Contract required, 5 Week Deposit.

4 Students Only - 2nd and 3rd Year Students ONLY - No 1st year students, smokers, sharers, couples, children, professionals

Students must be in full time education and apply to the local council for council tax exemption.

GUARANTORS WILL BE REQUIRED - A UK Based Homeowner in Full Time Permanent Employment will be Requested to act as Guarantor by The Landlord.

TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 1 week holding deposit, rent and a 5-week security deposit that will be payable before the tenancy starts.

NB. An annual combined household income of approx. £54,000.00 (30 x the rent) per year from permanent employment or pension income will be needed to pass reference checks.

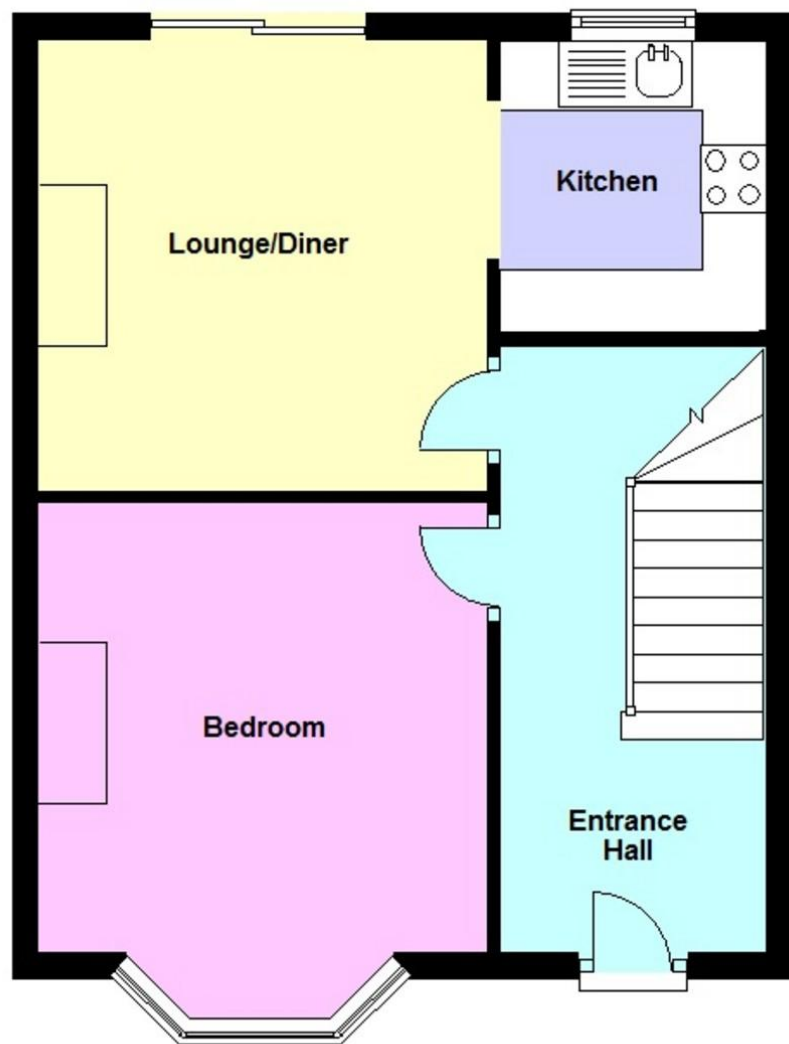
All Students will need to provide a UK based employed homeowner may be required to act as a guarantor.

Students must be in full time education and apply to the local council for council tax exemption.

NB. Once registered we will add you to our email mailing list and update you with similar rental properties until you ask us to stop, if you do not wish to be added to our mailing list following your viewing please inform a member of staff when registering.



Ground Floor



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