



## CONYGRE GROVE, BRISTOL

## 9 BED HOUSE, FURNISHED

£7,200 PER MONTH

### STUDENT PROPERTY

\*\*\*Available to view & secure NOW\*\*\*

25/26 Academic Year - starting as early as the 16th June 2025

We are delighted to offer this 9 bedroom student home. All tenants must be university students to apply for this property.

Summer 2025 renovations - brand new kitchen and bathrooms, decorated and new furniture throughout. Rear patio garden with covered outdoor seating area & Lay-Z-Spa.

This impeccably designed 9 bedroom home will not disappoint, exuding luxury & style throughout it has been finished with student living in mind and certainly ticks all the boxes. The property contains spacious living accommodation, 9 bedrooms (each with a tv), 4 shower rooms, 1 WC, rear patio garden with 4/5 off-street parking spaces.

\*\*Please note the photos are video tour are representative of the décor and quality of the house. The property is currently being renovated and undergoing works to be ready for the proposed start date.

- 9 beautifully decorated bedrooms
- 4 shower rooms
- 1 WC
- Open plan kitchen/diner with double oven, double hob, 2 x American fridge freezers, 2 x washer driers, dishwasher
- Corner sofa with 65" TV
- 400Mbps Mega-Fast broadband with WiFi access points on each floor included
- Hardwired ethernet ports in all bedrooms
- 4/5 off-street parking spaces
- Garden with decking and seating
- UWE Frenchay Campus 20 min walk / 7 min cycle / 4 min drive

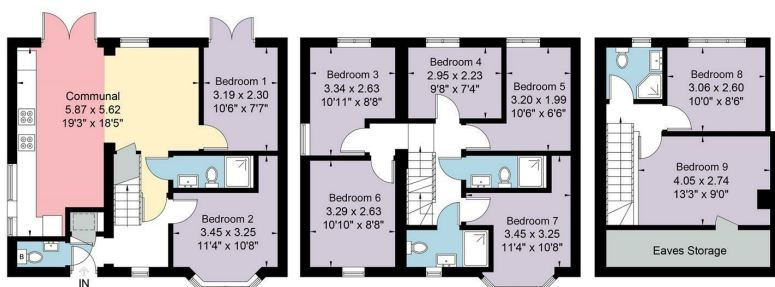
### Important information:

A holding deposit of 1 weeks rent will be required to secure this property, which will be deducted from your first rental payment or security deposit.

Photos by The Property Photographer



Approximate Gross Internal Area = 146.5 sq m / 1577 sq ft



Key  
 Kitchen  
 Living Area  
 Bedroom  
 Bathroom  
 Storage

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice (which every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for guidance purposes only. Not to Scale. Photography (Diane) Video Tours (Floor Plans) Energy Performance Certificate (Design) (Floor) (www.roomcpm.com) (© Room - Creative Property Marketing Ltd 2024)



## STUDENT APPLICANT GUIDE

If you would like to make an offer on a property please do so as soon as possible, we work on a first come first served basis in reserving student properties. If you have any questions, please call the Zest office selecting option 2, we would be happy to help. To make an offer, you will need to complete the below 2 steps in the following order

1. Send through an enquiry or call us to receive a link to the "STUDENT APPLICATION FORM". Please only submit this form if you are serious about proceeding to let the property. All students are required to have their own UK based guarantor, be able to pay the full term up front OR use a guarantor scheme for your application to be considered.
2. Pay the holding deposit, equivalent to one week's rent. This is not a fee, and the amount paid, upon successful completion of tenant/guarantor referencing and signing of the tenancy agreement will contribute towards your first month's rent and security deposit.

Upon receipt of your application and holding deposit, we will take the property off the market. You will have 15 days to complete your referencing and sign the AST to secure the property. Failure to complete all steps within this time-period may result in the property going back onto the market and your holding deposit may be retained.

Feel free to visit our website to search for other student properties by area, beds or price and create a shortlist to easily share with your friends. Don't forget! All Zest student properties are offered in partnership with Unihomes, a bills inclusive package to include gas electric, water, TV license and internet for an additional set monthly fee.

## ZEST PROPERTY SERVICES

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