



## BEACHGROVE ROAD, BRISTOL

### 6 BED HOUSE, FURNISHED

£4,500 PCM

- 6 spacious double bedrooms & 3 generous shower rooms
- 400Mbps Mega-Fast broadband with WiFi access points on each floor
- Modern open-plan communal living area with 55" Smart TV
- 2 x ovens, 2 x hobs, American fridge freezer, washing machine & washer drier
- Lovely south-facing garden with picnic bench
- Off street parking and plenty on-street
- Perfectly located with UWE Glenside just a 6 Minute Cycle away
- Exceptional standard throughout



LUXURY STUDENT PROPERTY

\*\*\*Available to VIEW & SECURE NOW\*\*\*

26/27 Academic Year tenancy dates are 3rd July 2026 - 29th June 2027

Rent: £4,500 per month including 400Mbps Mega-Fast Virgin broadband

This impeccably designed six bedroom home will not disappoint. It has been very recently refurbished to an exceptional standard, fully catered to luxury student living.

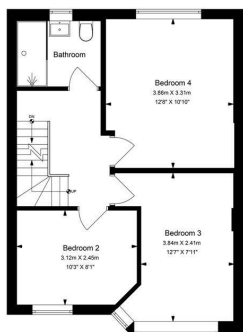
- Six spacious double bedrooms
- Three generous shower rooms
- Recently refurbished, energy efficient home
- Ubiquitous WIFI points on each floor for seamless internet
- Hardwired internet ports in all bedrooms

## 34 Beachgrove Road, Fishponds, Bristol, BS16 4AS

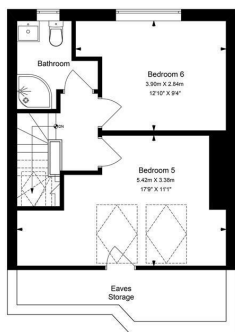
Total Approximate Gross Internal Area = 118.4 sq m/1,274.4 sq ft  
(Excludes Eaves Storage)



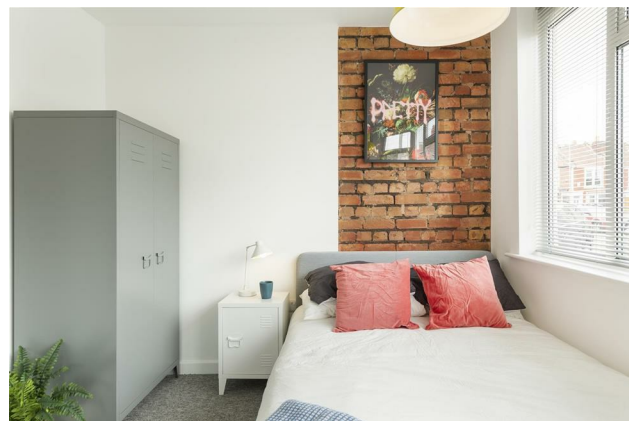
**Ground Floor**



**First Floor**



**Second Floor**



### 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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LONDON ROAD  
BATH  
BA1 6PT

T: 01225 48 10 10  
E: [HAPPYTOHELP@ZESTLOVESPROPERTY.COM](mailto:HAPPYTOHELP@ZESTLOVESPROPERTY.COM)

