

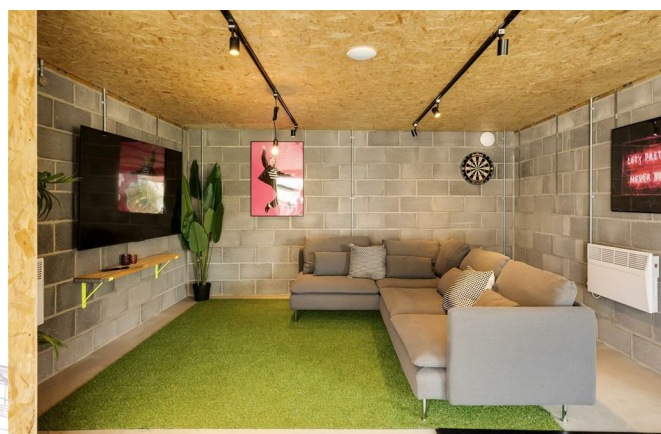


SOUTHMEAD ROAD, BRISTOL

10 BED HOUSE, FURNISHED

£8,000 PCM

- ***LUXURY STUDENT LIVING*** HOME GYM & CINEMA ROOM
- 10 spacious double bedrooms!!!
- 6 generous shower rooms (2 x ensuite) and separate WC
- Large communal kitchen/ Sitting room with 65" Smart TV
- Range cooker, dishwasher, 2 x washing machines, 2 x American Fridge/Freezers
- Seamless internet: 400Mbps Mega-Fast broadband with WiFi access points on each floor included
- Nespresso coffee machine, Air fryer and microwave
- 6 x Off-Street Parking Spaces & plenty on-street



LUXURY STUDENT PROPERTY

Available to VIEW & SECURE NOW

26/27 Academic Year tenancy dates are 1st July 2026 - 26th June 2027

Rent: £8,500 per month inc 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.

- ***LUXURY STUDENT LIVING*** NEWLY REFURBISHED & Energy efficient home
- TEN double bedrooms!
- 6 generous shower rooms (2 x ensuite) and separate WC
- Huge home gym & cinema room with kitchenette and WC
- Open-plan living area with 65" smart TV



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

1A MILE END
 LONDON ROAD
 BATH
 BA1 6PT

T: 01225 48 10 10

E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM

