



£2,600 PCM Third Avenue | Horfield | Bristol | BS7 0RT

[www.kendallharper.com](http://www.kendallharper.com) | [lettings@kendallharper.com](mailto:lettings@kendallharper.com)

Kendall Harper



A superb four bedroom student house in excellent condition throughout. The accommodation briefly comprises an entrance hall, a downstairs double bedroom, a sitting room with patio doors to a private rear garden and modern fitted kitchen with appliances to the ground floor. To the first floor there are three further double bedrooms and a modern bathroom. To the outside there is a private rear garden.

The property is available on 14th September 2026 for an 11 month tenancy. Viewings are highly recommended!







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

