



**4 Bed  
Flat  
located in Eastville**



33 Fishponds Road  
Eastville  
Bristol  
BS5 6SE



## £2,600 Per month

This Modern and spacious property is a four bedroom, two bathroom student flat available from 10th August 2026 for the next academic year. Split over two floors, the layout gives each housemate plenty of space and privacy. All bedrooms are very spacious and come fully furnished. The flat includes two large bathrooms to help avoid queues in the mornings.

The kitchen is a good size and fitted with two fridge freezers and an island, making it practical for shared living. There is also a very large living room, giving the household a comfortable space to study together or relax.

The property is positioned in the heart of Fishponds with easy access to local shops, cafés, bars, supermarkets, and bus routes to both UWE and the city centre, making it a strong choice for students wanting convenience and a well-equipped home for the year.



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

## DIRECTIONS

## CONTACT

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