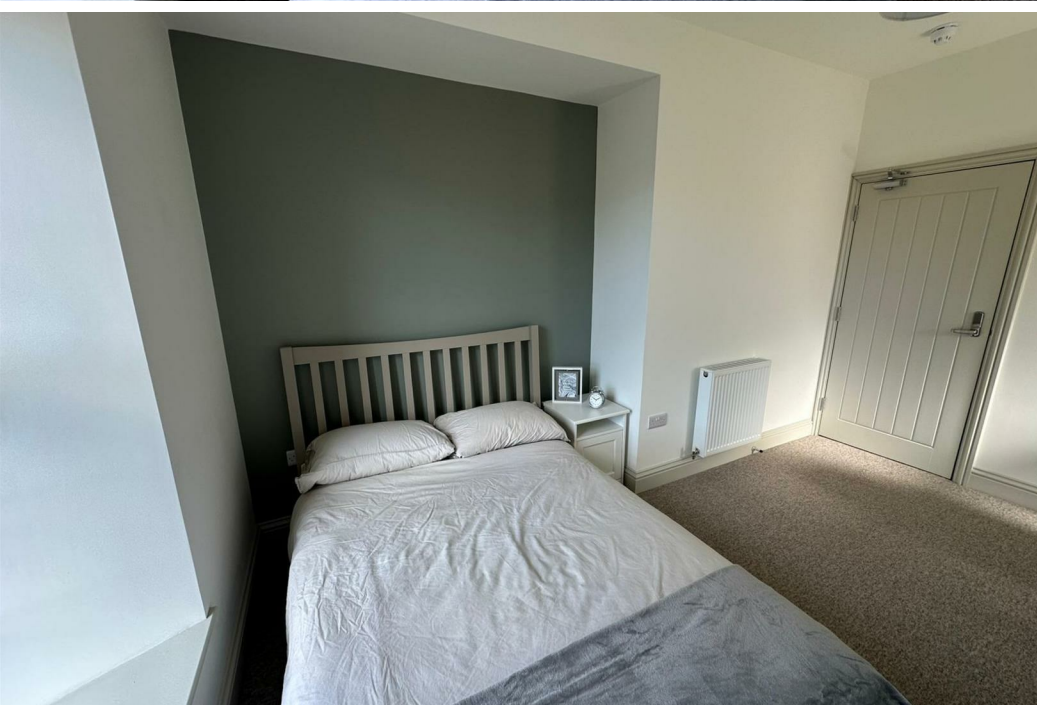


ALL BILLS  
INCLUDED



**1 Bed  
Room  
located in**



**FRONT  
DOOR**  
LETTINGS

Room 5, 886 Fishponds  
Road  
Fishponds  
BS16 3XB



£725 Per month

SPACIOUS DOUBLE ROOM AVAILABLE NOW | ALL BILLS INCLUDED

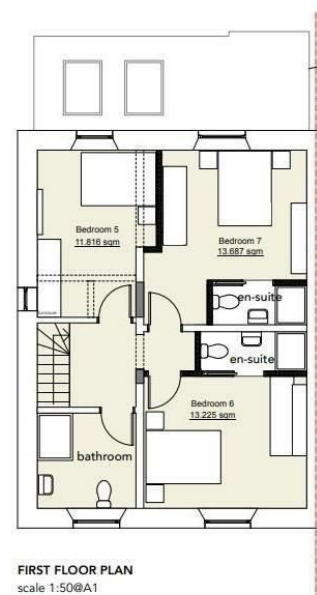
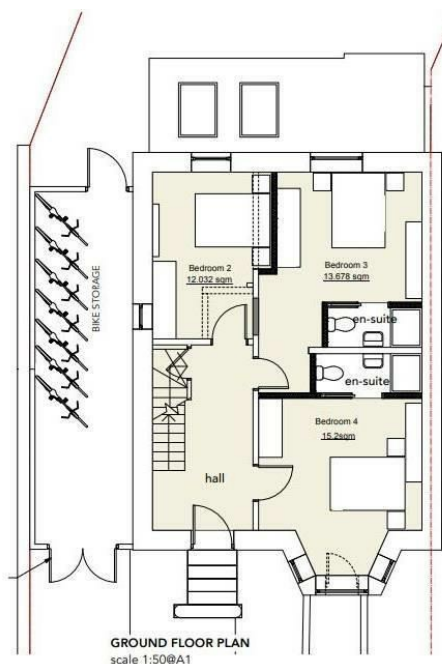
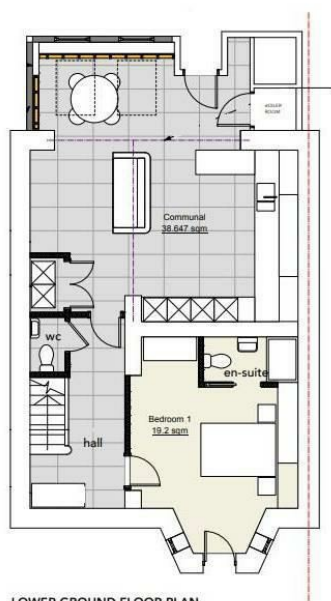
Recently refurbished throughout with a brand new kitchen, bathrooms, fresh carpets and full redecoration – this luxury property offers generous rooms, a spacious communal kitchen/dining area, and extra storage in the garage.

Located on the first floor, this double room is a great size, and the high ceilings make it feel even more spacious. It comes with a double bed, wardrobe, chest of drawers, and desk if needed. The room looks out onto the garden and is quietly positioned opposite the main bathroom.

The house benefits from a large bathroom only shared between 2 people. Upstairs and a separate toilet downstairs next to the kitchen. All bills are included, and the room is available now. Bus routes 47, 48 and 49 provide easy access to the city centre and Downend. You're just a few minutes' walk from Fishponds Road with shops, cafes, pubs and supermarkets right on your doorstep.

- Please note the bed was awaiting assembly when photos were taken.
- Professional HMO
  - All Bills Included
  - Available 17th of November
  - £894 per month





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## DIRECTIONS

## CONTACT

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