



## Poppy Close, Bristol, BS34

£3,900 per month *Furnished*



Newly built at the end of 2022, this impressive house is spread across three storeys and boasts modern furnishings with suitable décor to match.

Located in the popular area of Stoke Gifford, this is a very popular choice for UWE students looking to be close to Frenchay campus. There is a fantastic fully fitted kitchen/diner/lounge, 6 excellent sized fully

### KEY FEATURES

- Student property
- High End Finish
- 6 Double Bedrooms
- Fully Furnished - Top Quality Furniture
- Bills included
- Large communal bathroom and two ensuites



**Bishopston**

01179 838383 | [bishopston@winkworth.co.uk](mailto:bishopston@winkworth.co.uk)

**Winkworth**

for every step...



furnished double bedrooms two with ensuite, a luxury family bathroom and a further cloakroom.

Outside there is a good size driveway and a lovely garden.

Property is available at £4,250.00pcm on a joint and several contract basis including ALL bills; gas, electric, water and broadband (subject to a fair usage policy).

The property has an EV charger available, although a charge for its use must be agreed prior to use if bills inclusive.

EPC A

Council tax band E - however students will be exempt

Holding Deposit

A holding deposit of one week's rent will be due to take this property off the market

Rent

The rent is payable monthly and in advance. Rent must be paid as one lump sum from one bank account. When you take a property and after you've passed the referencing, we'll take the initial rental payment from you to ensure you're really serious about taking the property. You then pay rent again at the beginning of the 2nd month after you have moved in, and monthly thereafter.



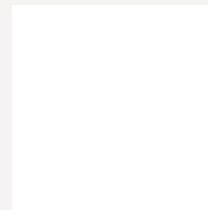




39 Poppy Close, Stoke Gifford

For more information, scan the QR code or visit the link below

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>	94	95
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	



<https://www.winkworth.co.uk/rent/property/BIS230024>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

**Bishopston**

01179 838383 | [bishopston@winkworth.co.uk](mailto:bishopston@winkworth.co.uk)

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.