



Available
2026-2027

Kipling Road, Bristol, BS7

£3,500 per month *Furnished*

5  1  2 

New to the market is this 5 double bedroom luxury student property in popular Kipling Road just off Filton Avenue.

This property is arranged over 3 floors and has 5 double bedrooms, 2 shower rooms, an open plan kitchen diner lounge which has patio doors into the large garden.

KEY FEATURES

- Fully Renovated
- 5 Double Bedrooms
- Fully Furnished
- 2 Shower Rooms
- Open Plan Kitchen Diner Lounge
- Large Garden



Bishopston

01179 838383 | bishopston@winkworth.co.uk

Winkworth

for every step...



The property is available at either:

- £3,500.00pcm exclusive of bills OR
- £3,850.00pcm inclusive of bills; gas, electric, water and tv licence (subject to fair usage policy) to 5 student sharers on a joint and several tenancy basis.

AVAILABLE: August 2026

UTILITIES: Mains electric, gas and water.

COUNCIL TAX: Band E South Gloucester

(Students are responsible to contract the council to prove their status for the council tax exemption).

EPC: B

POSTCODE: BS7 0QR

RESTRICTIONS: No smoking in the property, Pets may be considered



BROADBAND: Standard, superfast and ultrafast broadband is available at the property although applicants should check it is suitable for the requirements. <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

MOBILE SIGNAL: Outdoor & Indoor coverage across major network providers and likely outdoor coverage. Applicants are encouraged to check coverage with their own chosen provider.

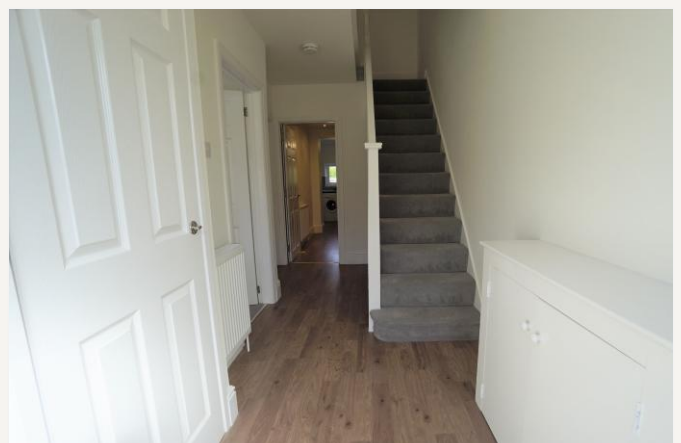
<https://www.ofcom.org.uk/mobile-coverage-checker>

Holding Deposit

A holding deposit of one week's rent will be due to take this property off the market. 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. You then pay rent again at the beginning of the 2nd month after you have moved in, and monthly thereafter.

Damage and Dilapidation deposit

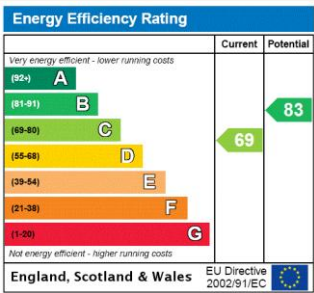
The deposit is set at the equivalent of 5 weeks rent. Your deposit is protected in accordance with relevant legislation.







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



<https://www.winkworth.co.uk/rent/property/BIS180031>

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



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.