



## Shrub Leaze, Bristol, BS34

£4,000 per month *Furnished*



Winkworth is pleased to present this fantastic new build, 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 located close to Frenchay campus. The property comprises an open plan diner/lounge area and brand new fully fitted kitchen. There are 6 excellent sized fully furnished double bedrooms all kitted with double beds, ample storage

### KEY FEATURES

- Student House
- Stunning developed three-storey house
- Six double bedrooms
- Spacious open plan kitchen/dining/living area
- Bills inclusive package optional
- Two communal bath/shower rooms



### Bishopston

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and desk space! The home also includes a luxury fitted communal bathroom, a separate communal shower room and a further cloakroom with utility area.

To the rear there is a good sized garden including a patio area and shed perfect for bike storage. Furthermore, there is off-street parking available for 2 vehicles.

Property is available £4,250.00pcm inclusive of bills; gas, electric, water rates and broadband (subject to fair usage policy of £70.00 per person per month) to 6 student sharers sharing on a joint and several tenancy basis.

#### Important information:

Council tax E - however students in full-time education will be eligible to apply for an exemption.

#### Holding Deposit

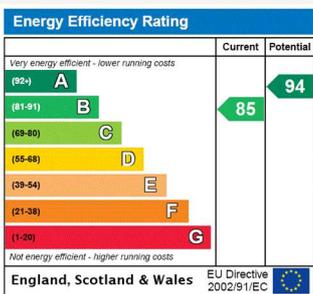
A holding deposit of one week's rent will be due to take this property off the market

To view this property, please enquire within and our friendly team will send you further information!

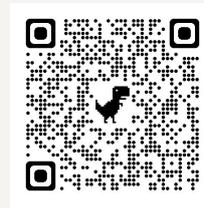
The rent is payable monthly and in advance. Rent must be paid as one lump sum from one bank account. When you take a property and after







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



<https://www.winkworth.co.uk/bristol/bristol/properties-to-let>

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.

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