



Jocelyn Road, Bristol, BS7

£3,900 per month *Furnished*

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We are delighted to offer this five bedroom property in popular Horfield to the rental market. The property has been finished to the highest specification with the greatest of attention to detail comprising modern contemporary furnishings and neutral decor throughout.

The property features are as follows:

KEY FEATURES

- Stunning Open Plan Kitchen/Living/Diner with Leather Sofas and Flat Screen TV
- Five Double Bedrooms
- Two Stunning Shower Rooms with Modern Contemporary Styling
- Garden with Patio Area
- Off Street Parking for Two Vehicles



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A large open plan kitchen diner with fully fitted kitchen and utility cupboard, open plan lounge area with leather sofas, wall mounted TV, seating area, patio doors open out to a pleasant patio area for al fresco dining and entertaining. Five double bedrooms (4 large double rooms and 1 small double room) each with double bed, wardrobe, chest, bedside table and wall mounted TV. 2 luxurious bathrooms with contemporary styling and glamorous sleek fittings. A patio for dining, garden and off street parking available for 2 cars. This house is superb and must be viewed quickly as demand will be high.

£3,900.00pcm 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: July 2026

UTILITIES: Mains electric, gas and water.

COUNCIL TAX: Band D South Gloucester (Students are responsible to contract the council to prove their status for the council tax exemption).

EPC: C

POSTCODE: BS7 0HW

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

BROADBAND: Standard 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>

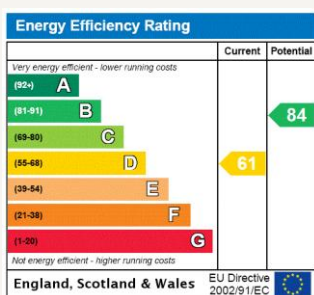
Holding Deposit - A holding deposit of one week's rent will be due to take this property off the market. The rent is payable monthly and in advance. Rent must be paid as one lump sum from one bank account. When you take a property and after you've passed the referencing, we'll take the initial rental 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/BIS170068>

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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