



Available  
2026-2027

Froomshaw Road, Bristol, Avon, BS16

£3,325 per month *Furnished*



Available to Students. We are delighted to offer this 5 double bedroom property, in the sought after Frenchay area with close access to the UWE Frenchay Campus.

The property features five Double bedrooms, one with an en-suite and separate study area, fully kitted kitchen, communal open plan lounge/diner, huge rear garden and large driveway, offering off street

#### KEY FEATURES

- 5 Double Bedrooms
- 1 Bedroom with En-suite & Study room
- Fully Furnished
- Large Driveway for Off Street Parking for Numerous Cars
- Close Proximity to UWE Frenchay and Glenside
- Fully Fitted Kitchen



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parking for several vehicles.

This lovely house is available at £3325.00pcm EXCLUSIVE of bills OR an extra 70.00 pppcm inclusive of bills; gas, electric, tv licence and water rates (subject to fair usage policy) to 5 student sharers sharing on a joint and several tenancy basis.

AVAILABLE: August 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: BS16 1JS

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.



**Deposit: £3,836.54**

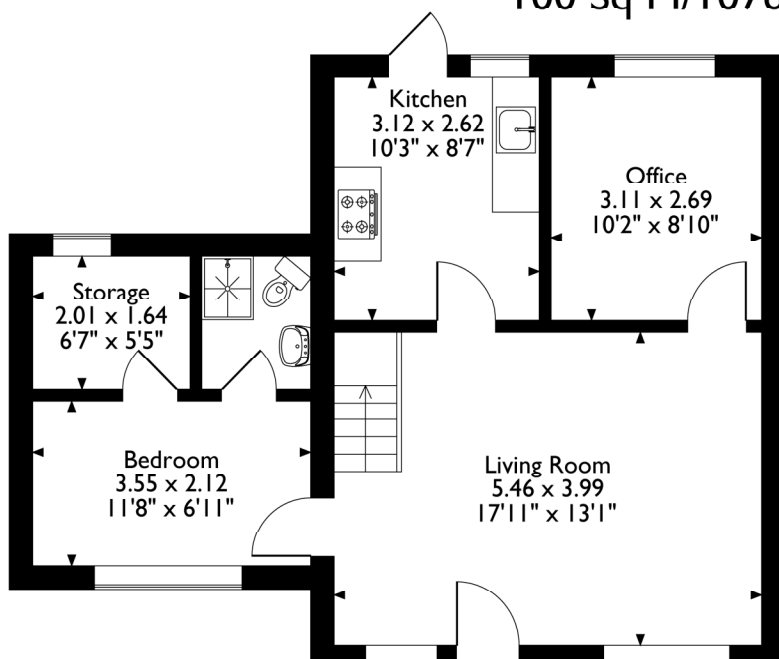




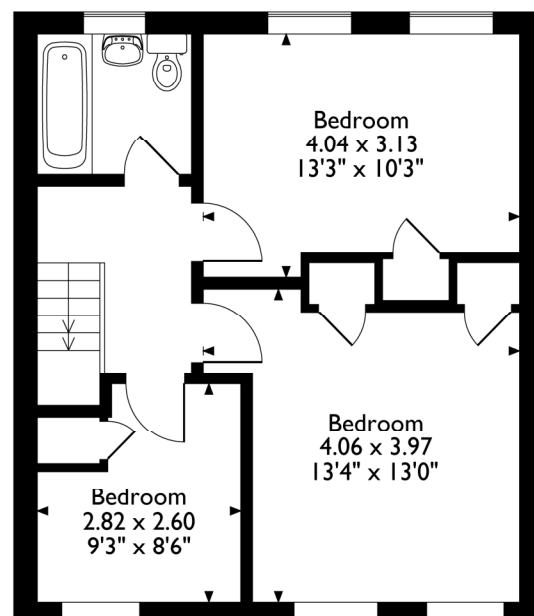


# 49, Froomshaw Road, Bristol

## Approximate Gross Internal Area 100 Sq M/1076 Sq Ft



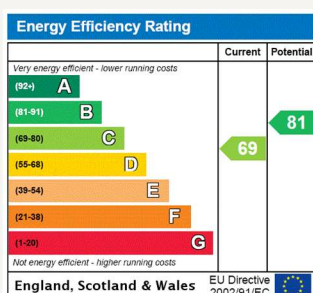
**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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



<https://www.winkworth.co.uk/rent/property/BIS170055>

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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