



Available
2026-2027

Hawksmoor Lane, Stapleton, Bristol, BS16

£4,440 per month *Furnished*



STUDENT PROPERTY - ALL BILLS INCLUDED

We are delighted to offer this stunning 6 double bedroom student property in the popular and desirable Stoke Park development which is a five minute walk from UWE Frenchay campus.

KEY FEATURES

- Very High End Specification
- All Bills Included
- Fully Furnished to a High Standard
- Open Plan Kitchen/Lounge/Diner
- 6 Double Bedrooms including 1 En-Suite
- Modern Luxury Bathroom



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01179 838383 | bishopston@winkworth.co.uk

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The property comprises a modern and spacious kitchen lounge diner with wood effect floors, contemporary fully fitted kitchen, modern corner sofa, flat screen TV and funky coordinated dining area, a downstairs cloakroom, luxurious upstairs bathroom and 6 double bedrooms, one with an en-suite. Each bedroom contains double bed, wardrobe, bedside table, desk and chair. Outside there is off street parking for one car, bike racks and a large, pleasant garden with patio.

We highly recommend booking your viewing today as houses of this type, size and character don't come around often.

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

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: C

POSTCODE: BS16 1WS

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 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.

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

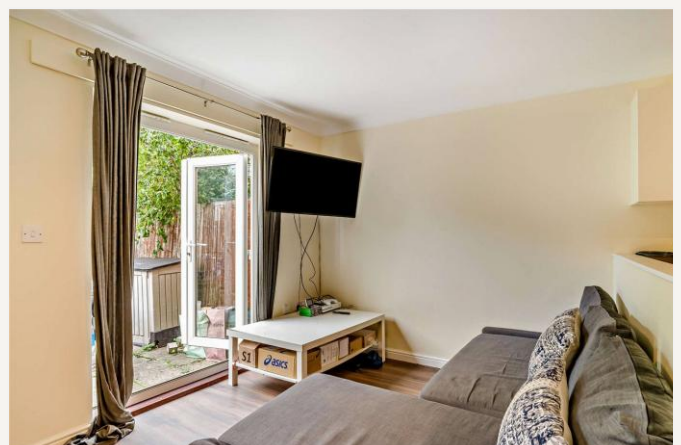
BROADBAND: Standard, superfast and ultrafast broadband is available at the property although applicants should check it is suitable for the requirements.

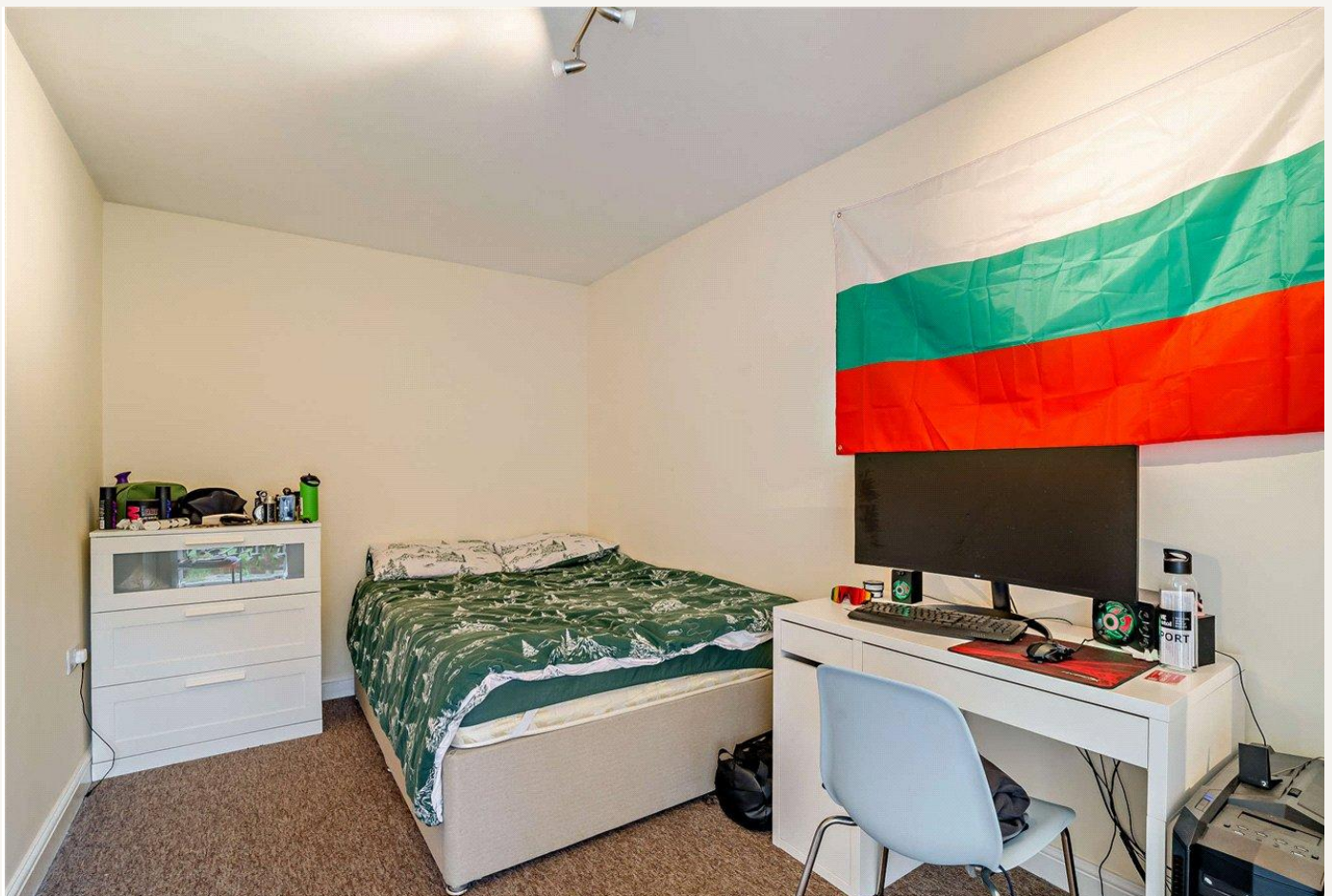
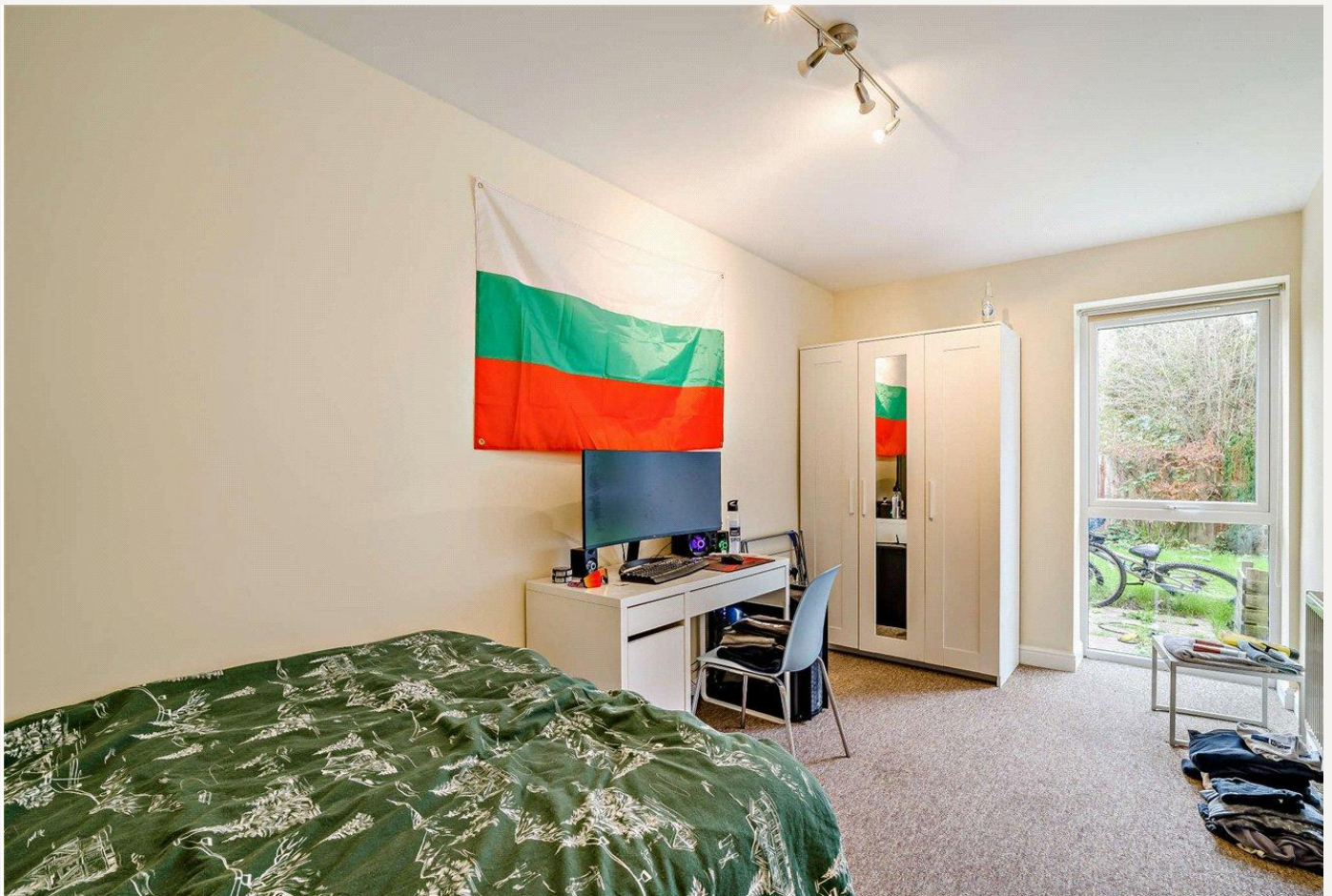
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

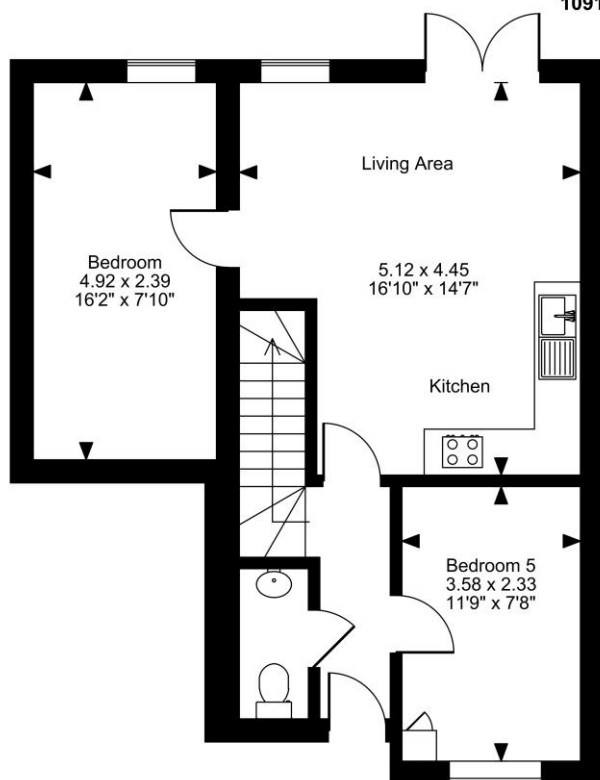
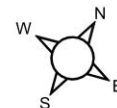
<https://www.ofcom.org.uk/mobile-coverage-checker>

Deposit: £5,123.08

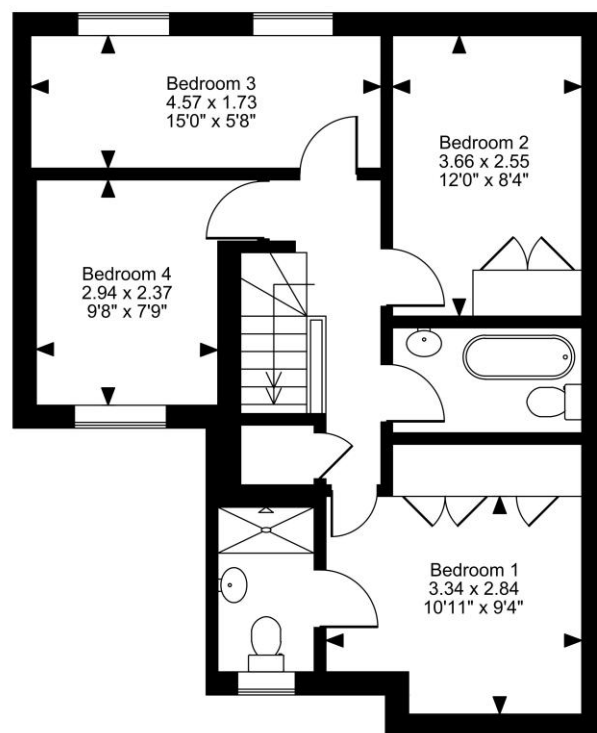




Hawksmoor Lane, Stapleton, Bristol
Approximate Gross Internal Area
1091 Sq Ft/101 Sq M



Ground Floor



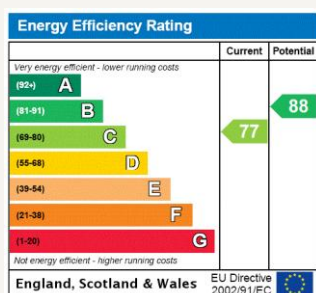
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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



<https://www.winkworth.co.uk/rent/property/BIS170025>

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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