



Small Lane, Bristol
£3,300 pcm

6 bedroom semi-detached house to rent

This spacious six bedroom fully furnished property is located in close proximity to UWE Glenside and Frenchay campus. Landlord can be flexible with the move-in date.

All Bills Included.

The property is well maintained and is having renovation works over the summer to keep up with the high standards the Landlord demands.

- Property

Downstairs comprises open plan kitchen dining room with white goods included and ample storage space. There is an additional reception room in the conservatory. To the rear of the house, there is a private low maintenance garden and access to a large park. A small WC completes the ground floor.

There are six double bedrooms, with ample storage options and desks for studying. There are two communal bathrooms.

- Location

The property sits just a short walk from the UWE campus and there are excellent travel links into the City Centre. Fishpond road hosts an array of nearby amenities including cafe's, bars, eateries and green spaces provide you everything you need to live a great student lifestyle.

Deposit: £3,807.69

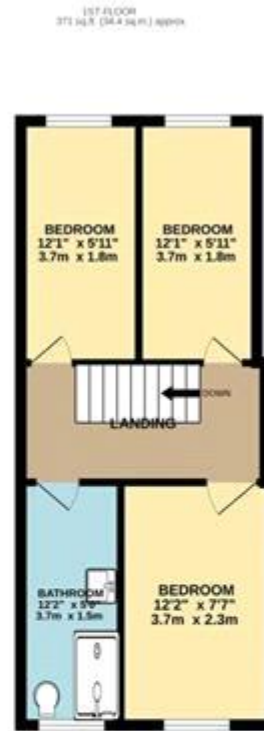
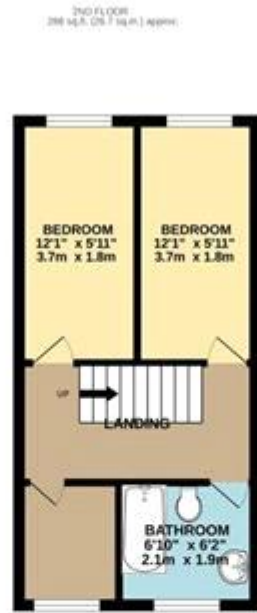
Holding Deposit: £761.53

Garden details: Private Garden

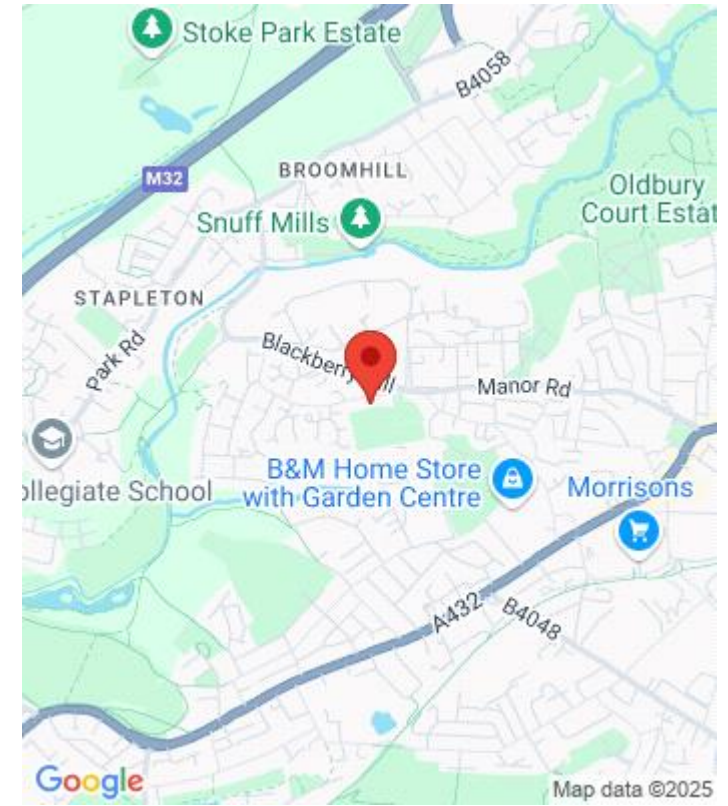
Electricity supply: Mains



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



TOTAL FLOOR AREA : 1155 sq ft (107.3 sq m) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.