

TO LET

Conygre Grove

Filton, Bristol, BS34 7DW

FILTON, BRISTOL

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MONTHLY RENT

£3,100

4 BEDROOMS

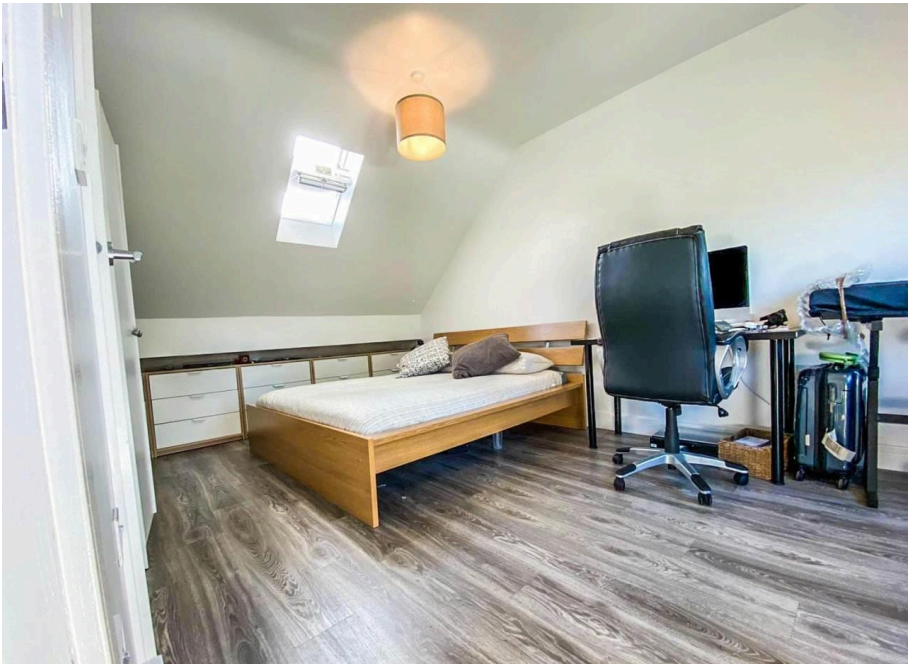
4 BATHROOMS

1 RECEPTION

1,098 SQ FT











THE PROPERTY

* AVAILABLE 09.10.2027 * FANTASTIC FURNISHED STUDENT PROPERTY! Jeffrey Ross are keen to offer to the student rental market this well presented four bedroom home with four ensuite shower rooms & w/c's. This terraced house is perfect for four student sharers. The accommodation comprises entrance porch, hallway open plan kitchen/living room, utility area, cloakroom & w/c, and double bedroom one with ensuite shower room. To the first floor there are two further double bedrooms with en-suits. To the second floor there is a master bedroom with ensuite shower room. White goods include a fridge freezer, electric hob and oven and a washing machine. Benefits include gas central heating, double glazing and off road parking. This home is close to local shops, local amenities & close to bus stops for transport to the City Centre & UWE.

Holding Deposit £715.38

KEY FEATURES

1097.92 SQ FT

STUDENT HOUSE

FOUR EN-SUITE SHOWER ROOMS

OPEN PLAN KITCHEN/LIVING

WHITE GOODS INCLUDED

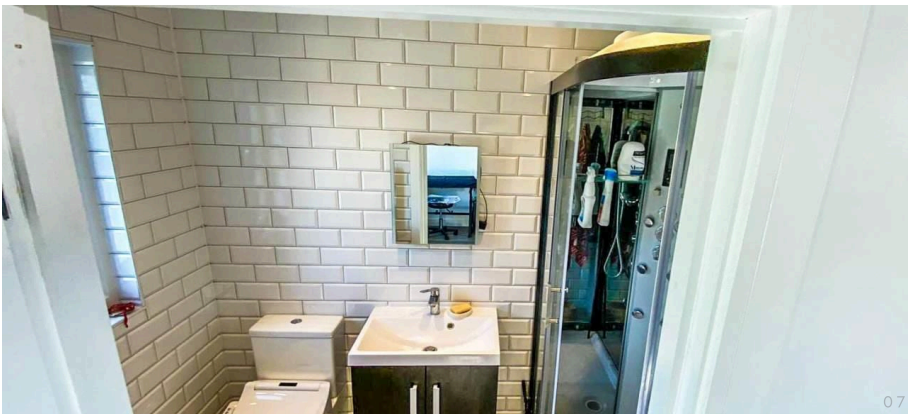
FURNISHED

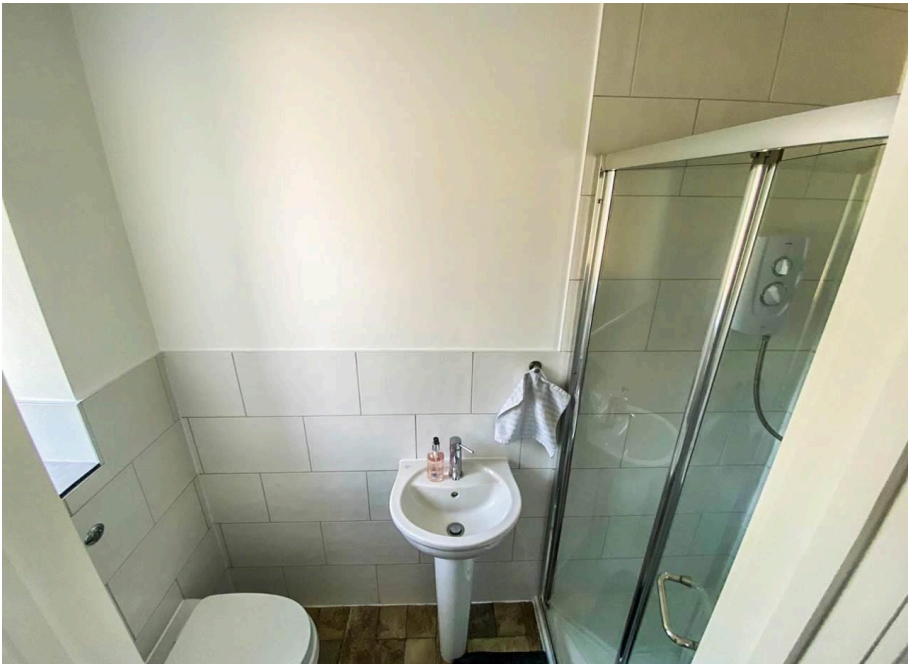
OFF ROAD PARKING

REAR GARDEN

WELL PRESENTED

DAMAGE DEPOSIT £3576.92











Four double bedrooms & four ensuite shower rooms and w.cs. This student property is in a prime location close to UWE, shops and transport links.



ISSY PRIME

PROPERTY MANAGER · NORTH BRISTOL



Conygre Grove, Filton



Total Area: 93.1 m² ... 1002 ft²

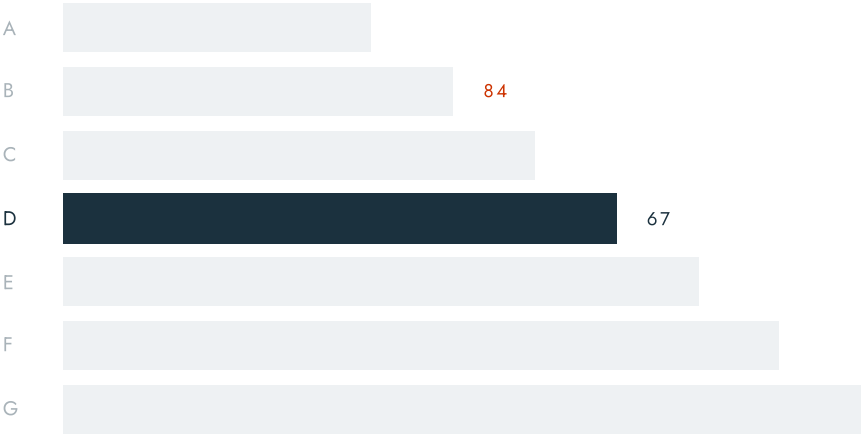
All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.

ENERGY & MATERIAL INFORMATION

Energy efficiency

Currently band D, with the potential to reach band B.



Rating 67 · potential 84. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - TERRACED
INTERNAL AREA	1,098 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	9 OCTOBER 2027
COUNCIL TAX	BAND B
EPC RATING	67 · POTENTIAL 84

COME AND SEE IT

Arrange a viewing

Our North Bristol team can arrange a private viewing, usually within days – call 0117 935 4565.



Issy Prime

PROPERTY MANAGER
NORTH BRISTOL BRANCH
0117 935 4565
52 FILTON ROAD, HORFIELD, BRISTOL, BS7 0PB

SCAN TO SEE WHAT'S NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Council tax band is as advised by the landlord. A holding deposit, a security deposit and other permitted payments may apply; the current schedule is published at jeffreyross.co.uk/docs/lettings-fees.pdf. Client money protection: Client Money Protect, membership CMP001425. Jeffrey Ross, 52 Filton Road, Horfield, Bristol, BS7 0PB. 0117 935 4565. The Property Ombudsman, membership D03828. jeffreyross.co.uk

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CARDIFF VALE CAERPHILLY BRISTOL

SCAN TO SEE WHAT'S
NEAR YOU