

TO LET

Sandling Avenue

Horfield, Bristol, BS7 0HT

HORFIELD, BRISTOL

Sandling Avenue

Horfield, Bristol, BS7 0HT

MONTHLY RENT

£2,400

4 BEDROOMS

1 BATHROOM

1 RECEPTION

1,055 SQ FT








beko


ONE LOVE
BOB MARLEY

THE PROPERTY

* AVAILABLE 28.07.2027 * FURNISHED FOUR BEDROOM STUDENT HOUSE! Jeffrey Ross are delighted to offer to the rental market this four bedroom house. The accommodation comprises open plan kitchen/living area & double bedrooms. To the first floor there are three bedrooms and a shower room & w/c .The Property is double glazed throughout with gas central heating. White goods include electric oven/gas hob, washing machine and fridge/freezer. There is a large enclosed rear garden with patio area. Would suit student at UWE as there are local transport connections to the campus, city centre. airbus, Southmead hospital & the MOD.

Holding Deposit £553.84

KEY FEATURES

1054.86 SQ FT

WELL PRESENTED

GREAT LOCATION

FURNISHED

DOUBLE GLAZING

WHITE GOODS INCLUDED

GAS CENTRAL HEATING

STUDENT HOUSE 2027-2028

PREFECT FOR STUDENTS

DAMAGE DEPOSIT £2769.23




GET ORGANISED 2025/26







STUDENT HOUSE 2027 - 2028! Well presented student house, furnished four bedroom house ready for next year.



OLIVIA MELVILLE-BROWN
SALES & LETTINGS BRANCH MANAGER · NORTH BRISTOL


hello



Sandling Avenue, Horfield, Bristol, BS7 0HT



Total Area: 1055 ft² ... 98.0 m²

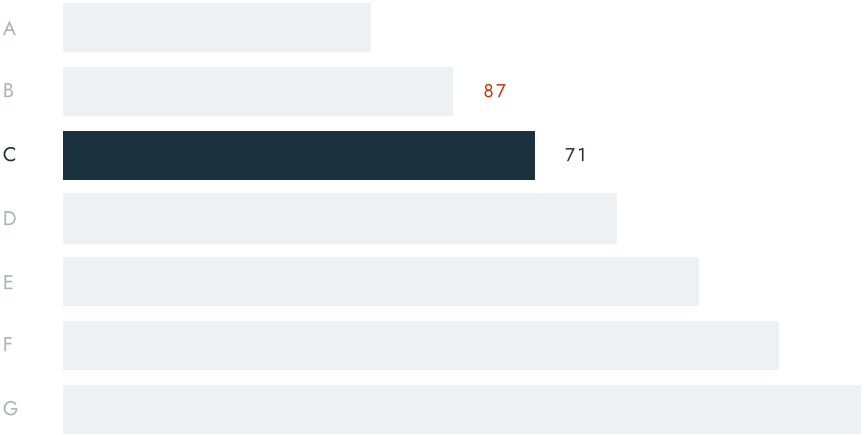
All measurements are approximate and for display purposes only

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

ENERGY & MATERIAL INFORMATION

Energy efficiency

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



Rating 71 · potential 87. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - TERRACED
INTERNAL AREA	1,055 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	21 JULY 2027
COUNCIL TAX	BAND C
EPC RATING	71 · POTENTIAL 87

COME AND SEE IT

Arrange a viewing

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



Olivia Melville-Brown

SALES & LETTINGS BRANCH 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

jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL

SCAN TO SEE WHAT'S
NEAR YOU