



TO LET

Filton Avenue

Filton, Bristol, BS34 7AP

FILTON, BRISTOL

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MONTHLY RENT

£1,850

4 BEDROOMS

1 BATHROOM

1 RECEPTION

1,077 SQ FT





INSIDE





THE PROPERTY

* AVAILABLE NOW * FURNISHED FOUR DOUBLE BEDROOM HOME! Jeffrey Ross are delighted to offer this lovely student or professional home to the rental market. The accommodation comprises ENTRANCE HALL, CLOAKROOM/WC, LIVING ROOM (BEDROOM ONE), DINING ROOM and an EXTENDED KITCHEN/BREAKFAST ROOM. To the first floor there are THREE DOUBLE BEDROOMS & a BATH/SHOWER ROOM & WC. WHITE GOODS include a FRIDGE/ FREEZER, ELECTRIC HOB/ELECTRIC OVEN & a WASHING MACHINE. Benefits include GAS CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING & a REAR GARDEN. The property is close to bus stops & local shops and has good links to the City Centre & UWE.

Holding Deposit £426.92

KEY FEATURES

1076.39 SQ FT

WELL PRESENTED

FURNISHED

WHITE GOODS INCLUDED

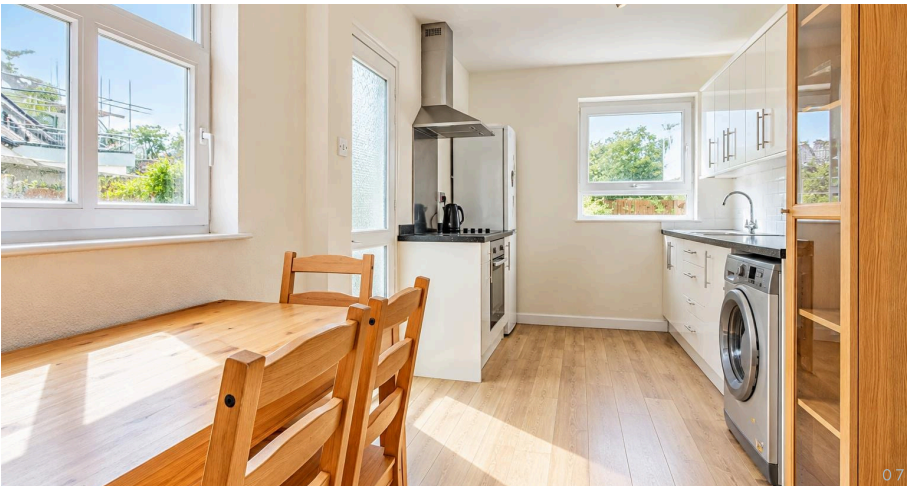
CLOSE TO LOCAL AMENTIES

CLOSE TO UWE

DOUBLE GLAZING

GAS CENTRAL HEATING

DAMAGE DEPOSIT £2538.46





INSIDE



*Lovely furnished four bedroom house,
perfect for professionals and students.
Close to motorway networks, public
transport links and walking distance to
UWE.*



MECHELLE MONKS
PROPERTY MANAGER · NORTH BRISTOL



ACCOMMODATION

BEDROOM 1	4.40 x 3.38
BEDROOM 2	3.86 x 2.95
BEDROOM 3	3.74 x 2.68
BEDROOM 4	4.52 x 2.71
KITCHEN	5.62 x 2.17
LOUNGE ROOM UPSTAIRS	3.00 x 2.19
BATHROOM	2.15 x1.670

FLOORPLAN

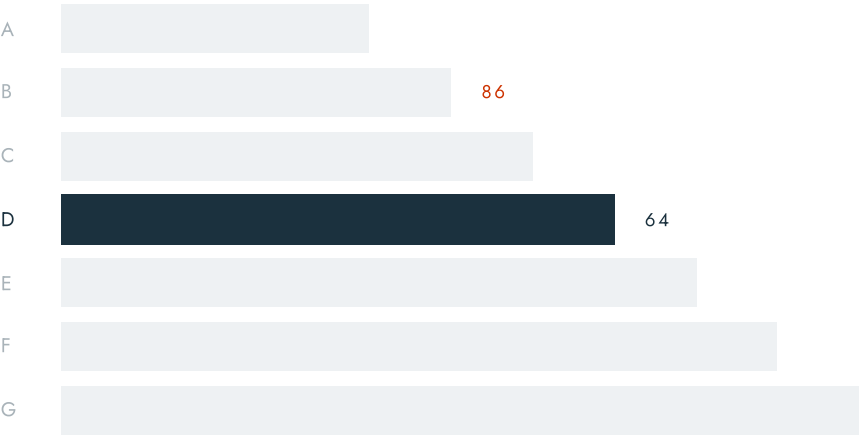
Filton Avenue, Filton, BS34 7AP



All measurements are approximate and for display purposes only

Energy efficiency

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



Rating 64 · potential 86. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - END TERRACE
INTERNAL AREA	1,077 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	14 SEPTEMBER 2026
COUNCIL TAX	BAND B
EPC RATING	64 · POTENTIAL 86

COME AND SEE IT

Arrange a viewing

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



Mechelle Monks

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

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU