

**1 Bed
House - End Terrace
located in**



Room 3, 123 Downend
Road
Fishponds
BS16 5BE



£680 Per month

STUDENTS ONLY – Group Tenancy for 25/26 Academic Year –
11-Month Contract

A high-spec 6-bed student house, newly refurbished and spread over three spacious floors. Perfect for a group looking for modern living with everything already set up.

Each double bedroom is fully furnished with a bed, desk, chair, chest of drawers, and clothes rail. All rooms are hardwired with CAT6 internet and come with TV aerial points. The modern kitchen-diner includes quality appliances, ideal for cooking and hanging out together. Two large shower rooms mean no waiting in the morning, and the private garden is perfect for summer evenings.

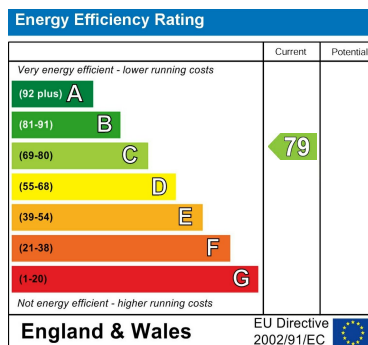
Located just off Fishponds High Street, you're close to cafes, bars, restaurants, and supermarkets. UWE Glenside is walkable, and Frenchay is a short bike or bus ride away. The Bristol-Bath cycle path is also nearby – perfect for quick commutes into uni or town.

Transport links are solid, with regular buses from Fishponds Road to the city centre and Temple Meads. On-street parking is available too.

Important Info:

- Utilities are included in the rent for £80
- To reserve the house, a holding deposit of £156.92 is required. This will go towards your first rent payment when the tenancy begins.





DIRECTIONS

CONTACT

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