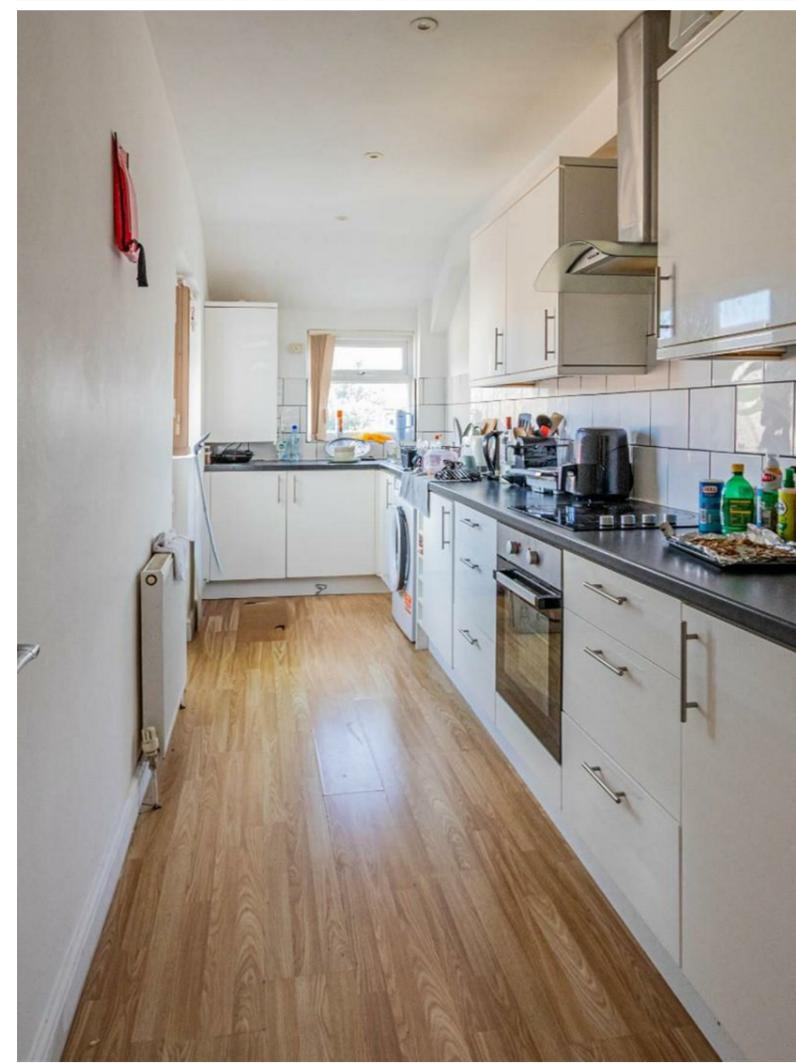
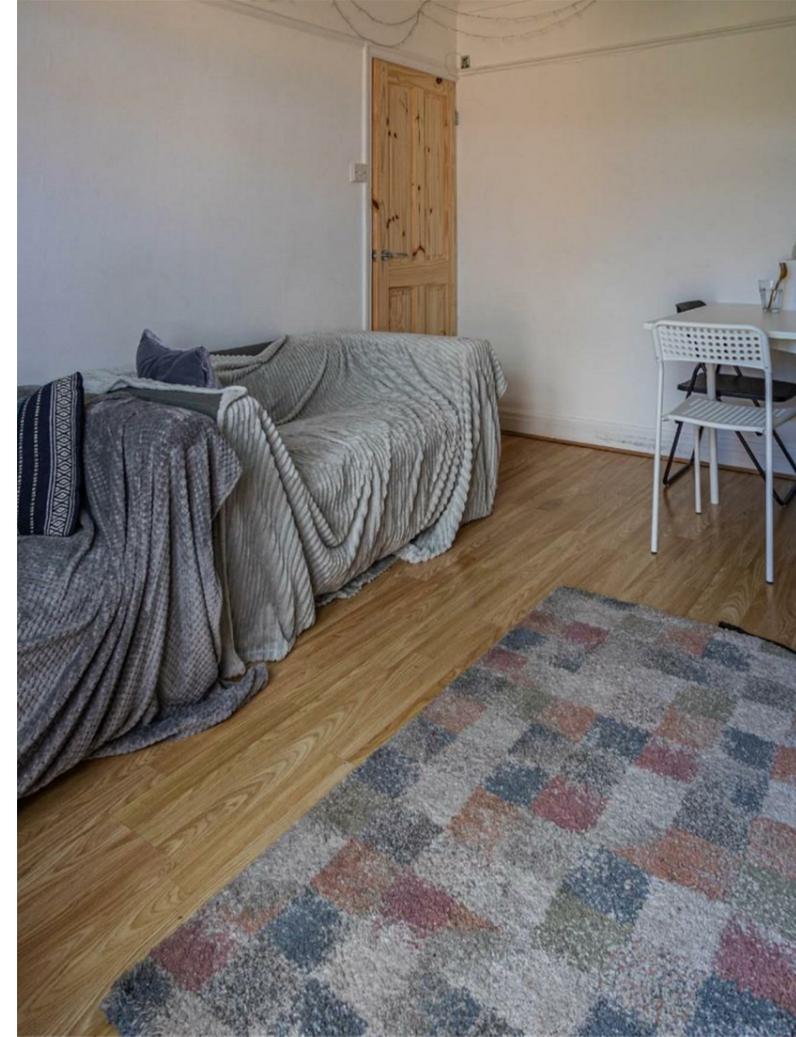


*Proud to be
Independent &
Family Run*

JeffreyRoss
& THE PROPERTY OUTLET



SANDLING AVENUE





SANDLING AVENUE

, BS7 0HT - £2,300 PCM

 4 Bedroom(s)  1 Bathroom(s)  sq ft

* AVAILABLE 21.07.2025 *

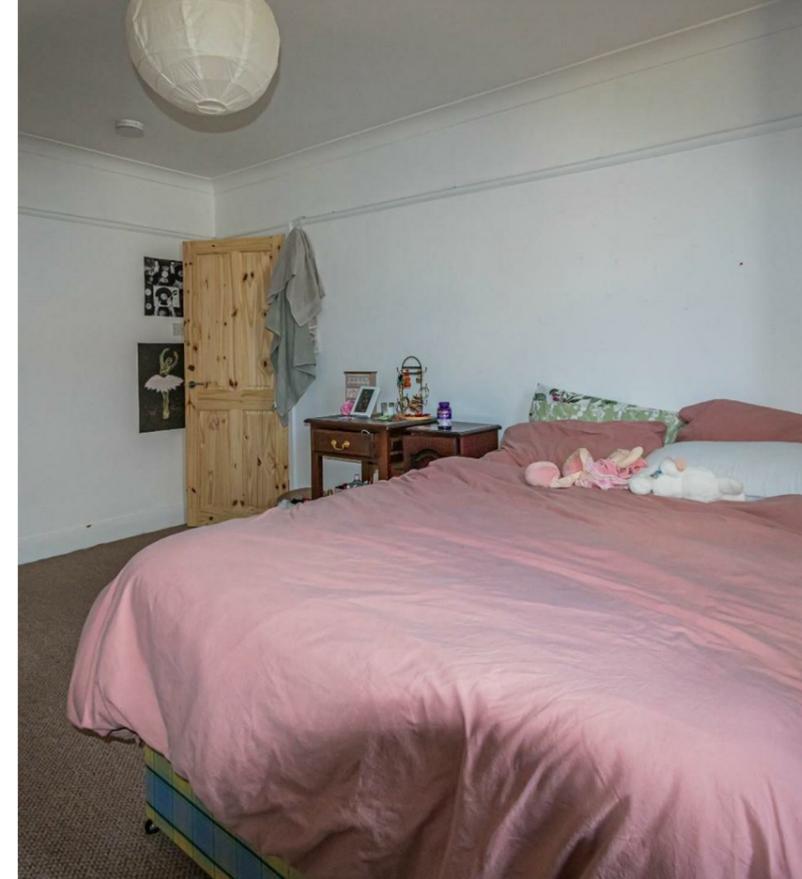
FURNISHED STUDENT HOME! The Property Outlet are delighted to offer to the rental market this FOUR BEDROOM HOME. The accommodation comprises REFITTED OPEN PLAN KITCHEN/LIVING AREA and BEDROOM 1, To the first floor there are THREE BEDROOMS and a REFITTED SHOWER & W/C. The Property is DOUBLE GLAZED THROUGHOUT with GAS CENTRAL HEATING. WHITE GOODS include ELECTRIC OVEN/GAS HOB, WASHING MACHINE and FRIDGE/FREEZER. There is a LARGE ENCLOSED GARDEN with PATIO AREA. WOULD SUIT STUDENTS AT UWE as there are LOCAL TRANSPORT CONNECTIONS to the campus, city centre. AIRBUS, SOUTHMEAD HOSPITAL & THE MOD. Sorry not Pets.

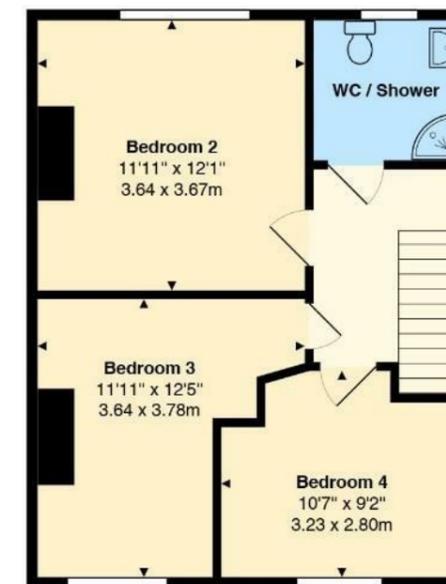
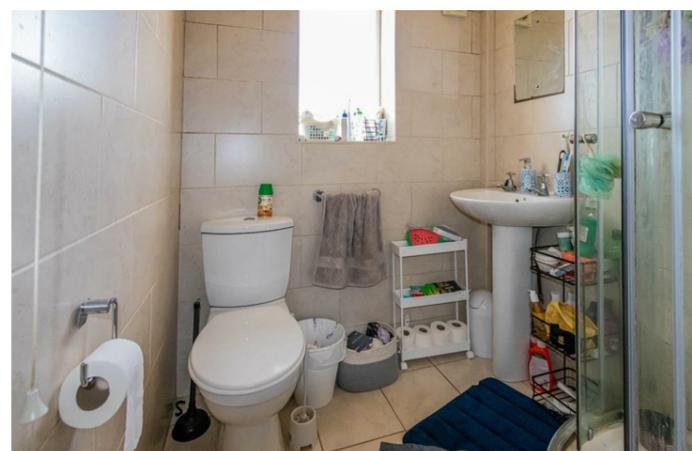
Holding Deposit £530.76

COUNCIL TAX BAND -

PROPERTY SPECIALIST

Mr Carl Mortimore
c.mortimore@thepropertyoutlet.com
01179354565
Branch manager





Sandling Avenue, Horfield, Bristol, BS7 0HT



Total Area: 1055 ft² ... 98.0 m²

All measurements are approximate and for display purposes only



Sandling Avenue, Bristol

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (69-80) C | 71 | |
| (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 | |