



£1,500 pcm – No Bills Included.

9 Flaxman Close, Lockleaze,
Bristol, BS7 9YN





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A Well-Presented unfurnished 3-bedroom semi-detached family home. Two reception Rooms, DG, GCH. Large Garden. Council Tax B. EPC D. No Supplied Parking, on road. Available September 2024. Easy reach to Horfield Leisure Centre, Southmead Hospital and Filton Abbey Wood. No 3 x Sharers & No Students.

Well Presented - Modern Decorations and Carpets | Semi Detached House | Three Bedrooms | Two Reception Rooms | Modern Kitchen with White Goods
Separate WC - First Floor | Modern Bathroom - First Floor | Double Glazing & Gas Central Heating | Corner Plot Garden with rear storage sheds
- Council Tax B. EPC D. No Supplied Parking, on road. | Unfurnished. Available September - 12-Month Contract - 05 Week Deposit - No 3 x Sharers or Students



AVAILABLE SEPTEMBER 2024 – UNFURNISHED – THREE BEDROOMS – NO STUDENTS OR THREE SHARERS.

Urban Property take great pleasure in offering to the rental market this well presented unfurnished 3 bedroom semi-detached family home located in a cul-de-sac in the popular area of Lockleaze, within easy reach of Horfield Leisure Centre, Southmead Hospital, UWE University and Filton Abbey Wood.

The well-proportioned accommodation is arranged over two levels and comprises from a roomy entrance hallway with modern decorations and laminate wooden flooring, front-facing light-filled lounge with double doors giving access to the rear facing dining room. The modern fitted kitchen offers a range of matching wall and base units with washing machine.

On the first floor are three bedrooms each with new decorations and new carpets, a separate WC and a separate bathroom with a modern white suite including a bath and shower. The property is positioned on a larger than average corner plot offering a large front, side and rear lawn garden with useful storage sheds and outside WC.

Benefits include gas central heating, double-glazed windows, modern neutral decorations and modern carpets. NO SMOKERS, NO STUDENTS. NO 3 x SHARERS.





Unsuitable for pets. Ideal for a Couple, Small Family and a Maximum of two professional tenants Only.

NB. Unfortunately due to the local Council additional licence scheme the landlord will only allow two adult tenants to live in the property. No parking is provided - On road parking may be available in the local area.

05-Week Deposit, 12-Month Contract Required. Unfurnished (White goods included). Available September 2024. The house has been professionally deep cleaned with carpets professionally shampooed on entry with modern clean carpets and modern clean decorations.

NB. The landlord expectation is for the house to be returned in the same condition as on check in and for the house to be professionally cleaned and carpets shampooed on exit paid for by the tenant/s. The landlord requires the tenant to pay for the house to be professionally cleaned and carpets shampooed on exit and supply an invoice as evidence. Council Tax Band B (Bristol City Council) and EPC Rating D. Broadband – Normal Supply, Mobile Phone Coverage – Normal Supply. Please check on viewing or visit the Ofcom website.

Property maintenance. Tenants must immediately let the landlord know of any issues requiring maintenance attention. Call and email. Maximum of Two Professional Tenants on Full Time Permanent Contracts with a UK company earning +£22,500 pp pa. (Combined earnings +£45,000 pa).

NB. To pass standard referencing - An annual combined household income of approx. +£45,000 pa (30 x rent = +£45,000 pa / 2 = +£22,500 pp pa) from full time permanent employment or pension income will be needed to pass reference checks. (References required – affordability check, employment check, previous landlord, credit check, ID Check, government right to rent check). If you are not in full time permanent employment e.g., part time, student, self-employed, zero-hour, bank staff,





agency, short term contract, fixed term contract less than the length of the tenancy period offered 12-months, just starting a new job or CEO of a company or director of a company please contact the office before booking a viewing. Subject to references, a UK based employed UK based homeowner may be required to act as a guarantor. With annual household income of 36 x the rent (+£54,000 pa / 2 = £27,000 pa pp) from permanent employment or pension income will be needed to pass reference checks. (References required – affordability check, employment check, ID check, credit check).

MATERIAL INFORMATION

Part A

Council Tax / Domestic Rates – Council tax band B – Bristol City – Reference – 12730009007.

Asking price - £1500 pcm – No bills included.

05-Week Deposit £1730.76

*Tenure – Freehold/Leasehold – please confirm

Service charges - £

Management fees - £

Ground rents - £

Estate changes - £

Other Charges due relating to the building or property - £

Part B

Property type – 02-Level semi-detached House – 03-Bedroom House.

Property construction –

Number and types of rooms – 03-Bedrooms. 01-Bathroom. 01- Cloakroom. 01-Kitchens.

01-Lounge. 01-Dining room. 02-levels halls/stairs/landings.

Electricity supply - Mains Supplied.

Water supply - Mains Supplied.

Sewerage – Mains Supplied.

Heating – Gas Central Heating – Gas combination boiler.

Broadband

type	downspeed	up speed	Availability
Standard	3 Mbps	0.5 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	9000 Mbps	9000 Mbps	Good



Networks in your area - Openreach, Virgin Media, Netomnia

<https://checker.ofcom.org.uk/>

Mobile signal/coverage

Provider	Voice	Data
EE	Limited	Limited
Three	Likely	Likely
O2	Likely	Limited
Vodafone	Likely	Limited

<https://checker.ofcom.org.uk/>

Parking – No parking supplied – on street parking available within the local area.

Part C

Building safety - Any improvements and issues reported in the last 10 years -

Restrictions with building and lease -

Rights and easements -

Flood risk -

Coastal erosion risk -

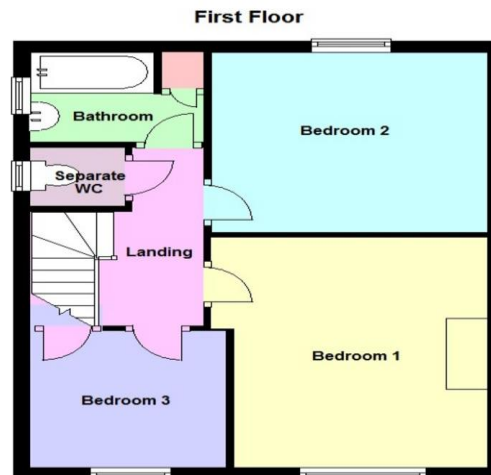
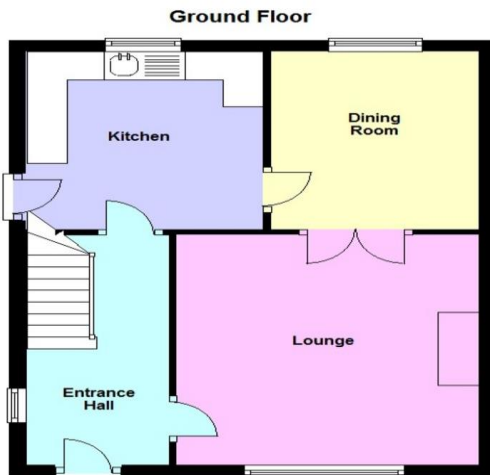
Planning permission –

Accessibility/adaptations – None – step up from front and side doors, stairs to first floor accommodation.

Coalfield or mining area –

Energy Performance Certificate rating (EPC) – D -

Certificate number – 9386-3931-0200 -0857-1204.



TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 01 week holding deposit (£346.15), rent and a 05-week security deposit (£1730.76) that will be payable before the tenancy starts.

ENTRANCE HALL

12' 4" x 5' 9" (3.76m x 1.75m) Double glazed door to front aspect, double glazed window to side aspect, radiator, stairs to first floor, under stairs storage cupboard, wooden effect laminate flooring, doors to...

LOUNGE

13' 2" x 12' 5" (4.01m x 3.78m) Double glazed window to front aspect, radiator, wooden effect laminate flooring, double doors to dining room.

DINING ROOM

10' 1" x 8' 9" (3.07m x 2.67m) Double glazed window to rear aspect, radiator, wooden effect laminate flooring.

KITCHEN

10' 2" x 9' 5" (3.1m x 2.87m) Double glazed door to side access, double glazed window to rear aspect, modern fitted kitchen comprising a range of matching wall and base units, rolled edge worktop surfaces, sink unit with mixer tap over, tiled splash backs, spaced for cooker, space for fridge/freezer, plumbing for automatic washing machine, space for tumble dryer, radiator, wall mounted 'Worcester 24i' boiler.

FIRST FLOOR LANDING

9' 8" x 7' 5" (2.95m x 2.26m) max Double glazed window to side aspect, doors to...

CLOAKROOM

4' 3" x 2' 5" (1.3m x 0.74m) Double glazed window to side aspect, low level WC, radiator, vent.

BATHROOM

7' 4" x 5' 2" (2.24m x 1.57m) Double glazed window to side aspect, modern suite comprising wash hand basin, bath with electric shower over, tiled splash backs, storage cupboard, radiator.

BEDROOM 1

13' 3" x 10' 2" (4.04m x 3.1m) Double glazed window to front aspect, radiator.

BEDROOM 2

11' 1" x 10' 1" (3.38m x 3.07m) Double glazed window to rear aspect, radiator.

BEDROOM THREE

8' 4" x 8' 2" (2.54m x 2.49m) Double glazed window to front aspect, radiator, cupboard.

OUTSIDE - FRONT GARDEN

Surrounded by part brick walls, pathway to entrance door and side access, lawn, mature hedges.

SIDE GARDEN

Pathway, lawn, access to rear garden.

REAR GARDEN

Surrounded by chain fencing and hedges, lawn, brick-built storage sheds and outside WC.

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