



£575 pcm – Bills Included.

Room 1, TFFD, 16 Potterswood Close, Kingswood,  
Bristol, BS15 8LW







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A WELL PRESENTED FURNISHED DOUBLE BEDROOM IN A MODERN 5-BEDROOM SHARED HOUSE MINUTES FROM KINGSWOOD & HANHAM HIGH STREETS. ALL BILLS INCLUDED. Landlord Pays Council Tax. Not TV licence for the Bedroom. 01 x Professional Tenant Only. Available April. 06-Month Contract. 05-Week Deposit.

Professional Shared Modern House | Rear Garden with Bike Storage & Rear Access. | Furnished Top Floor Front Double Bedroom | Communal Modern Kitchen with White Goods | Useful Cloakroom - Council Tax Band D (South Gloucestershire Council) and EPC Rating C. | Furnished Communal Lounge | Communal Bathroom with Bath & Shower - Shared with 04 x Tenants. | Double Glazing & Gas Central Heating | All Bills Included - Landlord Pays Council Tax. Communal TV Licence Only. Plus FREE Broadband & FREE | 01 x Professional Tenant Only. 06-Month Contract. 05-Week Deposit.



### **DESCRIPTION**

A WELL PRESENTED FURNISHED DOUBLE BEDROOM IN A MODERN SHARED HOUSE MINUTES FROM KINGSWOOD & HANHAM HIGH STREETS. ALL BILLS INCLUDED – Including Communal Lounge TV Licence – Not supplied for the Bedrooms. FREE Broadband. FREE Bi-Weekly Cleaner. Landlord pays Council Tax.

Urban Property Bristol are delighted to bring to the rental market this well presented modern five-bedroom three level professional shared town house located in the ever-popular area of Kingswood of Bristol, minutes from Hanham High Street and giving excellent commuter routes into Bristol City Centre together with good access links to the A420, M32, M4 & M5 Motorways.

The well-presented furnished top floor front double bedroom benefits from a double bed, wardrobe, chest of drawers and a desk and chair.

The modern accommodation boasts modern neutral decorations, wooden laminate flooring, modern carpets.

Benefits include – shared downstairs cloakroom, shared modern kitchen with white goods to include, gas hob, electric oven, washing machine, tumble dryer and two large fridge freezers, shared large full width lounge/dining room with sofas, TV, table, and chairs with double doors leading out to the sunny rear garden with





bike storage and rear access.

Five tenants will share the communal areas including modern kitchen, lounge/diner, useful cloakroom, main bathroom (shared between 04 x tenants).

The property boasts UPVC double glazed windows, gas central heating and an enclosed sunny rear garden. No parking supplied, on road only.

Included within the rent the landlord will pay for and supply all furniture, bills including gas, electric, water, Landlord pays council tax, FREE broadband, communal TV licence only (no bedrooms), Basic TV package, FREE regular cleaner.

01 x professional mature tenant only, NO COUPLES, NO CHILDREN, NO SMOKERS, NO STUDENTS. Unsuitable for pets. Due to the property HMO licence only one tenant per double bedroom - maximum 05 x tenants in total living in the property.

Council Tax Band D (South Gloucestershire Council) and EPC Rating C.

The landlord expectation is for the bedroom to be returned in the same condition as per check in, with the bedroom being professionally cleaned on exit paid for by the tenant supplying an invoice as evidence.

NB. To pass standard referencing - An annual household income of approx. +£17,250 pa (30 x rent) from full time permanent employment or pension income will be needed to pass reference checks. (References required – affordability, employment, previous landlord, credit check, ID check, government right to rent check). If you are not in full time permanent employment e.g., Self-employed, company director, CEO of a company, zero-hour, bank staff, agency, just starting a new job or furloughed please contact the office before booking a viewing. 0117 9244008.





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 (+£20,700 pa) from permanent employment or pension income will be needed to pass reference checks. (References required – affordability, employment, ID check, credit check).

### **Material Information**

#### **Part A**

Council Tax / Domestic Rates – Council Tax Band D – Bristol City – Reference – 103710160.

Asking price - £575.00 pcm.

Included within the rent the landlord will pay for bills including gas, electric, water, Landlord pays council tax, FREE broadband, communal TV licence only (not bedrooms), Basic TV package, FREE regular cleaner.

Tenure – Freehold.

Service charges - £ No.

Management fees - £ No.

Ground rents - £ No.

Estate changes - £ No.

Other Charges due relating to the building or property - £ No.

\*Including details of any inescapable costs, such as service charges, ground rents, estate rent charges etc.

#### **Part B**

Property type – 03-Level Middle Terrace House – 05-Bedroom Shared House.

Property construction – Brick.

Number and types of rooms – 05-Bedrooms. 01-En-suites.

01-Bathroom. 01-Kitchen.

01-Lounge/Diner. 01-Cloakroom. 03-levels halls/stairs/landings.

Electricity supply - Mains Supplied.

Water supply - Mains Supplied.

Sewerage – Mains Supplied.

Heating – Gas Central Heating – Gas Combination Boiler.

Broadband – Availability - Standard – Yes , Super-fast - Yes, Ultra-fast – No

Mobile signal/coverage – Availability – EE – Yes, Three -





No, 02 -Yes, Vodafone – Yes.

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

Parking – No parking supplied. On road.

### **Part C**

Building safety - Any improvements and issues reported in the last 10 years – No.

Restrictions with building and lease – No.

Rights and easements – No.

Flood risk – No.

Coastal erosion risk - No

Planning permission – No.

Accessibility/adaptations – None.

Coalfield or mining area – No.

Energy Performance Certificate rating (EPC) – Band C -

Certificate number – 8276-7927-4480-5239-5906

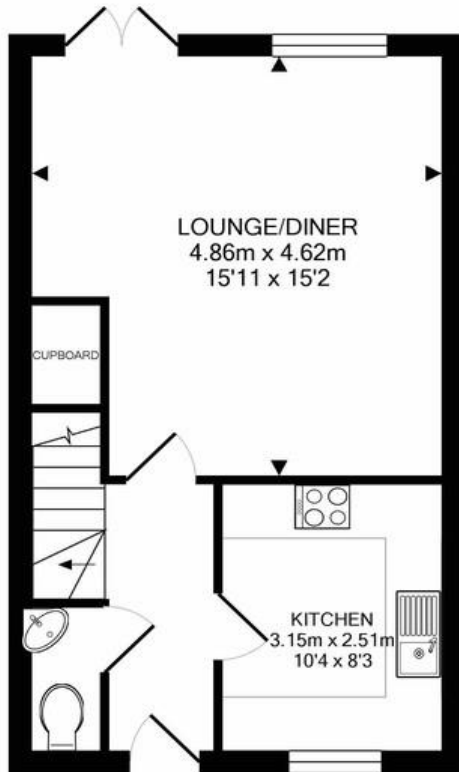
### **TENANT INFORMATION**

As part of our application process, no agency fees are due.

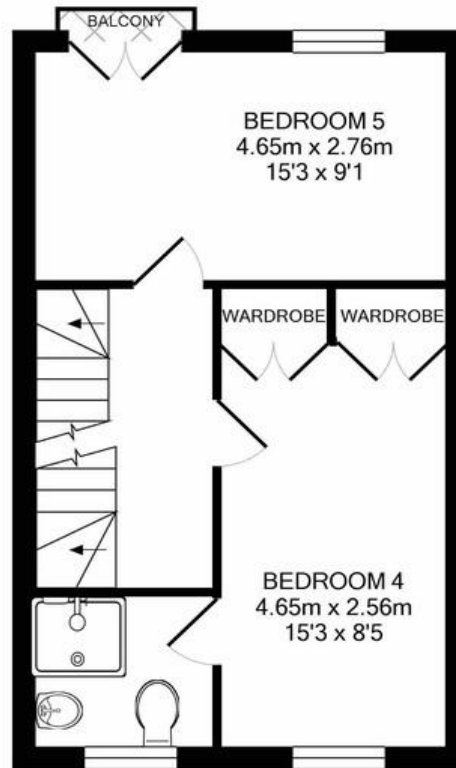
Standard charges will include 01-week holding deposit (£132.69), rent and a 05-week security deposit (£663.46) that will be payable before the tenancy starts.

NB. To pass standard referencing - An annual household income of approx. +£17,250 pa (30 x rent) from full time permanent employment or pension income will be needed to pass reference checks. (References required – affordability, employment, previous landlord, credit check, ID check, government right to rent check).

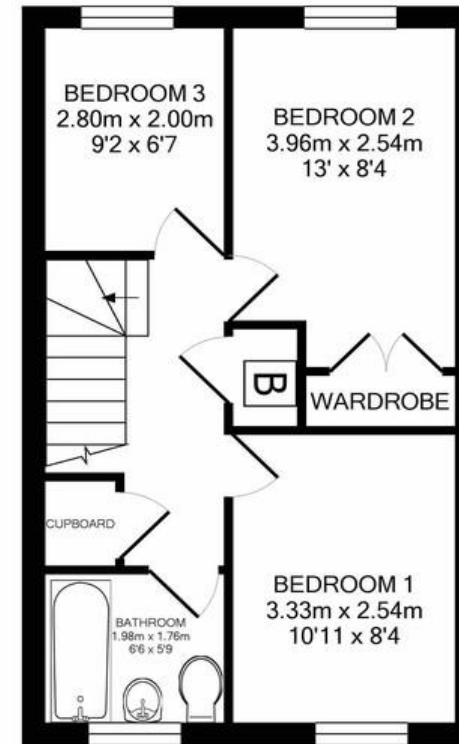
If you are not in full time permanent employment e.g., Self-employed, company director, CEO of a company, zero-hour, bank staff, agency, just starting a new job or furloughed, please contact the office before booking a viewing. 0117 9244008. Subject to references, a UK based employed UK based homeowner may be required to act as a guarantor. With annual household income of 36 x the rent (+£20.700 pa) from permanent employment or pension income will be needed to pass reference checks. (References required – affordability check, employment reference, ID check, credit check).



GROUND FLOOR  
APPROX. FLOOR  
AREA 37.0 SQ.M.  
(398 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 37.0 SQ.M.  
(398 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 37.0 SQ.M.  
(398 SQ.FT.)

TOTAL APPROX. FLOOR AREA 111.0 SQ.M. (1195 SQ.FT.)  
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