



£725 pcm – All Bills Included, Not TV Licence.

Room 3, FFFD, 13 Brigstocke Road, St Pauls,
Bristol, BS2 8UF





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SHARED HOUSE/ROOM LET - A large unfurnished double bedroom set in a 4 level, 7-bedroom professional shared house located close to Stokes Croft and Gloucester Rd (A38). All Bills Included - Excluding TV License. 05-Week Deposit. 12-Month Contract. 1 x Professional Only. Available May. CTax B. EPC C.

07-Bedroom Shared House/Room Lets | All Bills Included - Excluding TV Licence | Unfurnished Front Spacious Double Bedroom | Modern Decorations & Flooring's | Double Glazing & Gas Central Heating
Communal lounge & 2 Kitchens | Shared Bathroom (between 5 tenants) | Available May 2024 - Council Tax B, EPC C. | 1 x Professional Only. - No Students | 05-Week Deposit. 12-Month Contract.



DESCRIPTION

A LARGE UNFURNISHED FIRST FLOOR DOUBLE BEDROOM
- Urban Property Bristol bring to the rental market an unfurnished first floor front spacious double bedroom room let set in a spacious friendly, 07-bedroom shared house found in the heart of St Pauls being a few minutes from Stokes Croft.

Most bills included.

(Water/Sewage/Gas/Electric/Broadband) – Not TV Licence. Landlord to pay for Council Tax. Available May 2024.

Located within easy reach of Bristol University, Cabot Circus, Bristol City Centre, and the vibrant Gloucester Road (A38) with its Mix of Cafe/Bars, Independent Shops and Restaurants. The property is also positioned close to bus routes to UWE and Montpelier Railway Station.

A spacious property offering accommodation arranged over four levels comprising from an unfurnished communal lounge, two kitchens with modern fitted units, built-in appliances, unfurnished double bedrooms, one white suite bathroom with bath and shower over. (Shared with 05-tenants).

The property boasts neutral decorations, modern flooring, UPVC double glazing, gas central heating, fire alarm system and an enclosed patio rear garden.





The first floor front facing double bedroom comprises double glazed window, radiator, storage recess, neutral modern carpet, and decorations.

Part Bills Included - The rental amount includes water rates, sewage rates, gas, electric and basic broadband, but excludes TV licence. The landlord pays for the Council Tax. Available May 2024.

No Parking. Permit parking maybe available, tenants to contact Bristol City Council.

Bristol City Council permit parking in area - <https://www.bristol.gov.uk/parking/residents-parking-schemes>

Maximum of one Professional Tenant on a Full Time Permanent Contract Only. Due to the local Council additional licence scheme the landlord will only allow one tenant to live in each bedroom.

Council Tax Band B (Bristol City Council) and EPC Rating C. Broadband – Normal Supply, provided by the landlord, Mobile Phone Coverage – Normal Supply.

NB. From the landlord - Cleaning - The bedroom and carpet will be cleaned by the landlord on entry.



The landlord expectation is for the bedroom to be returned to the same condition as per check-in with the bedroom being deep cleaned to a high standard on exit, returning the bedroom to the same condition as per check-in.

Property maintenance. Tenants must immediately let the landlord know of any issues requiring maintenance attention. Text and or email.

NB. To pass standard referencing - An annual combined household income of approx. +£21,750 pa (30 x rent =



£21,750 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 (+£26,100 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 – 14854013007.

Asking price - £725.00 pcm – Part bills included. Not Tv License. Landlord pays for Council Tax.

*Tenure – Freehold/Leasehold.

Service charges -

Management fees -

Ground rents -

Estate changes -

Other Charges due relating to the building or property -

Part B

Information that should be established for all properties.

Property type – 4-Level Middle Terrace House – 07-Bedroom Shared House.





Property construction –
Number and types of rooms – 07-Bedrooms. 02-En-suites.
01-Bathroom. 02-Kitchens.
01-Lounge. 04-levels halls/stairs/landings.
Electricity supply - Mains Supplied.
Water supply - Mains Supplied.
Sewerage – Mains Supplied.
Heating – Gas Central Heating – Gas combination boiler.
<https://checker.ofcom.org.uk/>
Mobile signal/coverage – Normal service
Mobile signal/coverage – Availability – EE – Yes, Three -
Yes, 02 -Yes, Vodafone – Yes.
<https://checker.ofcom.org.uk/>
Parking – No parking supplied – Local Council permit
parking 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 – Steps to front and rear
of building.
Coalfield or mining area -
Energy Performance Certificate rating (EPC) – Band C -
Certificate number – 0782-2800-6321-9721-6431.

TENANT INFORMATION

As part of our application process, no agency fees are due.
Standard charges will include 01 week holding deposit
(£167.30), rent and a 05-week security deposit (£836.53)
that will be payable before the tenancy starts.

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