



£2,100 pcm – No Bills Included.

141 Sydenham Lane, Cotham,  
Bristol, BS6 5SQ





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WOW! A simply STUNNING three-bedroom DETACHED house tucked away on Sydenham Lane, set within the Residents Parking Zone. Conveniently located for Gloucester Rd & the City Centre. Fantastic Open Plan Modern Living. UNFURNISHED. 12-Month Contract. 05-week Deposit. Available June. Max Two Tenants.

Modern Unfurnished Detached Property | Two Double Bedrooms Plus an En-Suite | Third Bedroom/Office | Family Bathroom & Useful Ground Floor WC | Double Glazing, Gas Central Heating & Under Floor Heating  
Modern Decorations and Flooring | Modern Kitchen with Breakfast bar | Spacious Plan Lounge/Diner with Bi Folding Doors | Enclosed Rear Garden With Seating Area | 12-Month Contract. 05-Week Deposit. Available June. Max Two Adult Tenants.or a Small Family.



## **DESCRIPTION**

WOW! A simply STUNNING architect designed three-bedroom DETACHED house tucked away on Sydenham Lane, set within the Residents Parking Zone and conveniently located for Gloucester Road, Stokes Croft, Whiteladies Road and the City Centre. NB. Due to the local council licence scheme within this area, the landlord can only agree to a maximum of two adult tenants (two x professional sharers or a professional couple) or a small family. (two adults and one child max).

Externally to the front is a covered secure lobby area with useful hidden bin store/storage cupboard. Presented over two floors the extremely well-presented accommodation comprises a spacious 27' x 21' open plan living area with a dining area, modern kitchen, oak worktops, breakfast bar, double range cooker, limestone flooring boasting underfloor heating and wall mounted gas central heating, thermal coated double glazed bi fold doors leading to a 22' x 14' low maintenance rear garden with decking, artificial grass and built-in seating area, practical downstairs W.C. and good sized walk in storage cupboard housing the combination boiler. An attractive iron open staircase with oak steps and impressive skylight leads to the first floor accommodation with three attractive bedrooms, en-suite shower room to the master bedroom, modern family bathroom with skylight and walk in storage/laundry cupboard.





No parking is provided - Permit parking may be available from the local council -

<https://www.bristol.gov.uk/parking/get-residents-permits>

Maximum of Two Professional Tenants or a Small Family Only. Due to the council licence scheme within this area, the landlord can only agree to a maximum of adult two tenants or a small family. Due to the local Council additional licence scheme the landlord will only allow two tenants to live in the property. No Smokers, No Students, No Three Sharers. 05-Week Deposit, 12-Month Contract Required. Unfurnished (White goods included). Available Late June/early July 2024. Council Tax Band D (Bristol City Council) and EPC Rating E. Broadband – Normal Supply, Mobile Phone Coverage – Normal Supply. Please check on viewing or visit the Ofcom website.

The landlord expectation is for the property to be returned in the same condition as on check-in with the property being deep cleaned to a professional standard on exit. Property maintenance. Tenants must immediately let the landlord know of any issues requiring maintenance attention. Text and or email.

Maximum of Two Professional Tenants on Full Time Permanent Contracts with a UK company earning +£31,500 pp pa. (Combined earnings £63,000 pa). NB. To pass standard referencing - An annual combined household income of approx. +£63,000 pa (30 x rent £63,000 pa / 2 = £31,500 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 (+£75,600 pa / 2 = £37,800 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).

**ENTRANCE LOBBY**

5' 2" x 6' 2" (1.57m x 1.88m) OPEN PLAN LIVING AREA/KITCHEN 27' 00" x 20' 11" narrowing to 10' 11" (8.23m x 6.38m)

W.C 4' 10" x 3' 3" (1.47m x 0.99m)

STORAGE CUPBOARD 4' 10" x 3' 6" (1.47m x 1.07m)

GARDEN 13' 11" x 22' 7" (4.24m x 6.88m)

FIRST FLOOR LANDING 15' 7" x 3' 00" (4.75m x 0.91m)

LAUNDRY CUPBOARD 4' 11" x 3' 00" (1.5m x 0.91m)

BEDROOM ONE 11' 2" x 11' 9" (3.4m x 3.58m)

ENSUITE 8' 6" x 6' 8" narrowing to 4' 4" (2.59m x 2.03m)

BEDROOM TWO 12' 2" x 8' 11" (3.71m x 2.72m)

BEDROOM THREE/OFFICE 8' 2" x 7' 10" (2.49m x 2.39m)

BATHROOM 8' 6" x 6' 4" (2.59m x 1.93m).

**MATERIAL INFORMATION**

**Part A**

Council Tax / Domestic Rates – Council tax band D – Bristol City – Reference – 12618141001.

Asking price - £2100 pcm – No Bills Included.

\*Tenure – Freehold

Service charges - £0

Management fees - £0

Ground rents - £0

Estate changes - £0

Other Charges due relating to the building or property - £0

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

Council rates

**Part B**

Property type – 02-Level detached House – 03-Bedrooms.

Property construction – Timber frame



Number and types of rooms – 03-Bedrooms. 01-Ensuite. 01-Bathroom. 01-Kitchen. 01-Lounge/diner. 01-Cloakroom. 02-levels halls/stairs/landings. Rear Garden. 01-Entrance lobby & utility cupboard.  
 Electricity supply - Mains Supplied.  
 Water supply - Mains Supplied.  
 Sewerage – Mains Supplied.  
 Heating – Gas Central Heating – Gas combination boiler.  
 Broadband – Availability.

	download	Upload	Availability
Standard	17 Mbps	1 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	1000 Mbps	220 Mbps	Good

Networks in your area - Openreach

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

Mobile signal/coverage – Availability.

Data last updated: January 2024, based on the latest data available to Ofcom.

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

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

Parking – No parking supplied – Local Council permit parking area.

Get residents' parking permits (bristol.gov.uk)

### 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

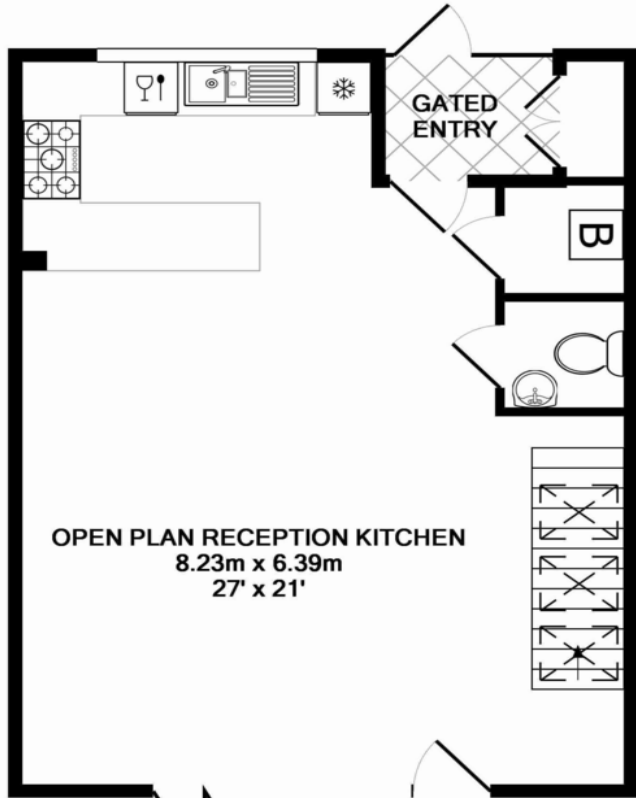
Accessibility/adaptations – None

Coalfield or mining area – No

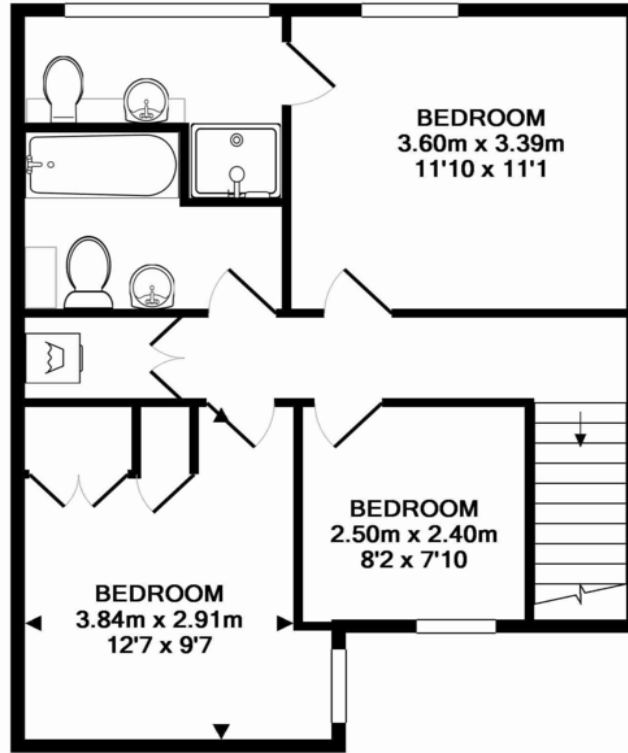
Energy Performance Certificate rating (EPC) – EXPIRED -

Certificate number – New EPC paid for and on order.





GROUND FLOOR  
APPROX. FLOOR  
AREA 49.9 SQ.M.  
(538 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 48.5 SQ.M.  
(522 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 98.4 SQ.M. (1060 SQ.FT.)**

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent. [www.inovusproperty.co.uk](http://www.inovusproperty.co.uk)



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