



£2,400 pcm – Free Broadband.

13 Lydia Court, Station Road,
Ashley Down, BS7 9LD





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STUDENT/PROFESSIONAL HOUSE - SOON TO BE AVAILABLE 4 BEDROOM - 4 x Double Bedroom
Mostly Furnished Modern House – Available SOON - Lounge, Kitchen/Diner, En-Suite, Cloakroom,
Bathroom. EPC C, Council Tax C, 10-Month Contract, 05-Week Deposit. Student UK Guarantors
Required.



STUDENT/PROFESSIONAL HOUSE- 4 x Double Bedroom Student House | Available SOON - Full Width Spacious Furnished Bedrooms | En-Suite Shower Room, Cloakroom and Bathroom | Separate Lounge | Full Width Kitchen/Diner
VIDEO TOUR AVAILABLE ON RIGHTMOVE | Double Glazing & Gas Central Heating - Rear Garden | Mostly Furnished | Close to Gloucester Road (A38) | EPC C, Council Tax C, 10-Month Contract, 05-Week Deposit

PROPERTY INFORMATION

VIDEO TOUR AVAILABLE ON RIGHTMOVE. - <https://youtu.be/OZ8upWq8iQA>

AVAILABLE SOON - 4 BEDROOM FURNISHED STUDENT/PROFESSIONAL HOUSE - FREE BROADBAND. STUDENTS, PROFESSIONALS & FAMILIES WELCOMED.

Urban Property Bristol bring to the rental market a mostly furnished four double bedroom (Plus 1 x En-Suite) modern end of terrace 3-level modern house offering neutral and spacious accommodation.

Located in the ever-popular Ashley Down area of Bristol giving excellent commuter routes into Bristol City Centre together with good access links to the M32, M4 and M5 Motorways.

The accommodation is arranged over three levels comprising from an entrance hallway with stairs leading up to the first floor and second floor landings, doors lead to a front facing lounge, useful cloakroom, separate rear facing fitted kitchen/diner with doors leading to the rear garden. To the first floor you will find two double bedrooms, one with an en-suite shower room, to the top floor you will find a bathroom with bath shower fitting over and two further double bedrooms.

The property benefits from double glazing, gas central heating, wooden laminate flooring and neutral decorations throughout. White goods included fridge freezer, cooker, washing machine, half fridge.

Available SOON on a mostly furnished basis.

NO Children, STRICTLY NO Smoking, NO Drugs, NO Couples. (4 x student or professional tenants only). 10-Month Contract.

No loud noises/music. Unsuitable for pets. No parking supplied, On street parking within the local area, Broadband standard. Mobile Coverage standard.

MAXIMUM OF FOUR STUDENT/PROFESSIONAL TENANTS ONLY - STUDENTS MUST BE IN FULL TIME EDUCATION.

Due to the local council additional licence scheme, the landlord can only accept a maximum of four tenants to live in the property.





10-Month Contract. 05-Week Deposit (£2769.23). EPC Rating C, Council Tax Band C – Bristol City Council. Broadband supplied for FREE. No Bills Included. Part/Fully Furnished.

Lounge includes 2 x sofas, coffee table, TV stand. (TV not Supplied). Kitchen includes table and chairs, cooker, washing machine, tumble dryer and fridge freezer. Bedrooms include laminate flooring, radiator, window, double bed, desk and chair, chest of drawers, wardrobe.

Students must be in full time education for the term of the tenancy and must apply to the local council for council tax exemption – proof will be required. Or if professionals pay all council tax due, for their stay at the property.

The landlord expects the full rent to be paid on the same date each month as the move in date and the full rent to be paid in one transaction, not to be paid individually by each tenant, due to accounting purposes. The property is well maintained and will be professionally deep cleaned on entry. The landlord will supply a check in report and the expectation is for the property to be returned in the same condition as per check in, with the property being professionally deep cleaned on exit paid for by the tenant/s supplying an invoice as evidence.

Professional Referencing –To pass standard referencing - An annual combined household income of approx. +£72,000 pa (30 x rent +£72,000 pa / 4 = +£18,000 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.

Student referencing – Each 3rd or 4th year student will need to supply the following - An in-date passport and photo driving licence, current proof of address (utility bill, bank statement, fully signed tenancy agreement), in-date photo student card with student number, proof of course (letter from university confirming placement and dates etc). Student tenant references required - Previous/current landlord reference, credit check, ID check, government right to rent check.

To pass standard guarantor referencing - An annual combined household income of approx. +£84,600 pa (36 x rent / 4 = +£21,600 pp pa) from full time permanent employment or pension income will be needed to pass reference checks. Each guarantor will need to be a UK based homeowner (not a tenant in rented or council accommodation), in full time permanent employment earning or showing pension/savings income of +£21,600 pa. Each guarantor will need to supply the following – an in-date passport and photo driving licence, current proof of address (utility bill, visa/bank statement). Guarantor references required – Pass an Affordability check, employment reference, ID check, credit check.

If you are not in full time permanent employment e.g., Self-employed, company director, CEO of a company, zero-hour contract, bank staff, agency staff, part time, just starting a new job, please contact the office before booking a viewing. 0117 9244008.





As you may also need to supply bank/ savings statements, wage slips and/or an accountant's reference to pass standard referencing.
If you are unable to pass standard referencing, you will need to pay all rent in advance plus the required deposit.

MATERIAL INFORMATION

Part A

Council Tax / Domestic Rates – Council tax band C – Bristol City – Reference – 15884100134...

Asking price - £2400 pcm – Free Broadband. No Bills Included.

Deposit - 05-Weeks - £2769.23.

*Tenure – Unknown.

Service charges - £ Unknown.

Management fees - £ Unknown.

Ground rents - £ Unknown.

Estate changes - £ Unknown.

Other Charges due relating to the building or property - £ Unknown.

Part B

Information that should be established for all properties.

Property type – 3-Level End of Terrace House – 04-Bedroom End of Terrace House.

Property construction – Brick.

Number and types of rooms – 04-Bedrooms. 01-En-suites. 01-Bathroom. 01-Cloakroom. 01-Kitchen/Diner. 01-Lounge. 03-levels halls/stairs/landings. Garden.

Electricity supply - Mains Supplied.

Water supply - Mains Supplied.

Sewerage – Mains Supplied.

Heating – Gas Central Heating – Gas boiler.

Broadband – Normal coverage – Supplied for FREE at house Virgin +200 mbps - available at extra cost – standard, super-fast, ultra-fast.

Mobile signal/coverage – Normal Three, 02, Vodaphone – EE no data.

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

Parking – No parking supplied. Local on road parking.

Part C

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

Restrictions with building and lease - Unknown.

Rights and easements - Unknown.

Flood risk - Unknown.

Coastal erosion risk - Unknown.

Planning permission – Unknown.

Accessibility/adaptations – None – Ground floor cloakroom, Step to front and rear of building, steps in rear garden.

Coalfield or mining area – Unknown.

Energy Performance Certificate rating (EPC) – Band C - Certificate number – 9248-2819-7521-9005-4091.

ENTRANCE HALL

Front door, wooden laminate flooring, radiator, fuse box, under-stairs storage cupboard, smoke alarm, broadband point, stairs to first floor accommodation, doors leading to.





LOUNGE

Wooden double-glazed window to front aspect, wooden laminate flooring, radiator, 2 x sofas, TV stand, coffee table. (No TV supplied).

CLOAKROOM

WC, wash hand basin, extractor fan.

KITCHEN/DINER

Double glazed window and double doors to rear aspect, modern fitted kitchen comprising - matching wall and base units, work top surfaces, sink unit with mixer tap over, cooker, fridge freezer, washing machine, tumble dryer, table and chairs, radiator.

FIRST FLOOR LANDING

Wooden laminate flooring, smoke alarm, stairs to top floor accommodation, doors to bedrooms.

BEDROOM - FRONT

Window to front aspect, wooden laminate flooring, radiator, double bed, wardrobe, desk, chair, chest of drawers.

EN SUITE BEDROOM - REAR

Window to rear, wooden laminate flooring, radiator, double bed, wardrobe, chest of drawers, desk, chair, door to en-suite shower room.

EN SUITE SHOWER ROOM

WC, wash hand basin, tiled splash backs, shower cubicle, radiator, extractor fan.

TOP FLOOR LANDING

Wooden laminate flooring, airing cupboard, smoke alarm, doors to rooms.

BATHROOM

Bath with mixer tap and shower fitting over, WC, wash hand basin, tiled splash backs, radiator extractor fan.

BEDROOM - FRONT

Window to front aspect, wooden laminate flooring, radiator, double bed, wardrobe, chest of drawers, desk, chair.

BEDROOM - REAR

Window to rear aspect, wooden laminate flooring, radiator, double bed, wardrobe, chest of drawers, desk, chair.

REAR GARDEN

Surrounded by wooden fencing, rear gate, paved area, steps up and path.

FRONT GARDEN

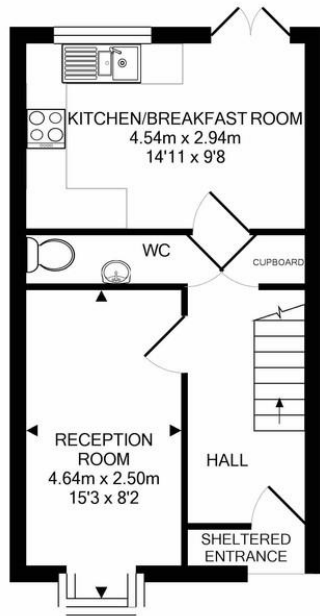
Path, gate, low level brick walls, bin storage area, lobby light.

TENANT INFORMATION

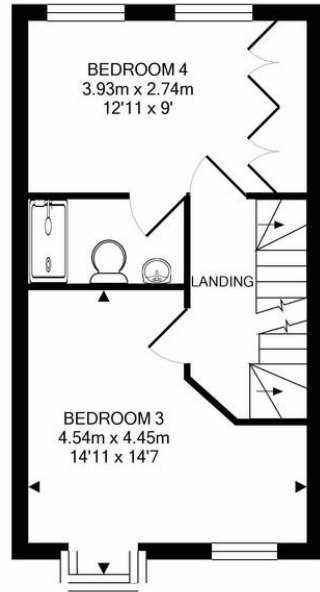
Urban Property Bristol has been asked by the current landlord to at this stage to manage the property for the tenancy.

As part of our application process, no agency fees are due. Standard charges will include 01-week holding deposit (£553.84), rent and a 05-week security deposit (£2769.23) that will be payable before the tenancy starts.

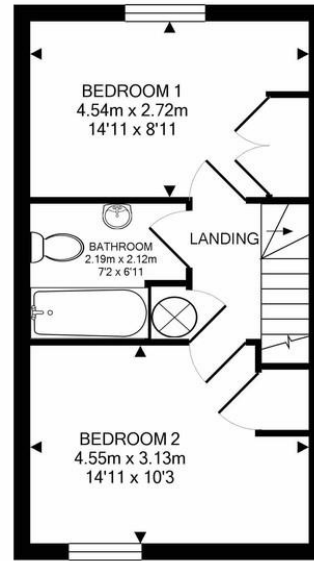




GROUND FLOOR
APPROX. FLOOR
AREA 36.2 SQ.M.
(389 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 36.2 SQ.M.
(389 SQ.FT.)
TOTAL APPROX. FLOOR AREA 108.0 SQ.M. (1162 SQ.FT.)
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2ND FLOOR
APPROX. FLOOR
AREA 35.7 SQ.M.
(384 SQ.FT.)



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