



£2,200 pcm – FREE Broadband.

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





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AVAILABLE NOW - PROFESSIONALS & STUDENTS WELCOMED - FURNISHED FOUR BEDROOM HOUSE - Mostly Furnished Three Level Modern House – Lounge, Kitchen/Diner, 4 Double Bedrooms, Including 1 x En-Suite Bedroom, Cloakroom, Bathroom. EPC C, Council Tax C, Flexible Contract, 05-Week Deposit. Garden. DG & GCH.

AVAILABLE NOW - PROFESSIONAL/STUDENT HOUSE- 4 x Double Bedrooms | 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, FLEXIBLE CONTRACT. 05-Week Deposit



Urban Property Bristol bring to the rental market a mostly furnished four double bedroom (Including 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 close to Gloucester Rd (A38), giving excellent commuter routes into Bristol City Centre together with good access links to the M32, M4 and M5 Motorways.

The modern accommodation is arranged over three levels comprising from an entrance hallway with stairs leading up to the first floor and second floor landings, ground floor doors lead to a front facing lounge (No TV supplied), useful cloakroom, separate rear facing fitted kitchen/diner with doors leading to the rear garden. To the first floor you will find two spacious 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 spacious 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, tumble dryer. STRICTLY NO Smoking, NO Drugs, NO Couples. (4 x professional or 4 x student's tenants only – Max four tenants due to council licence scheme). Flexible Contract. No loud noises/music. No parking supplied, On street parking within the local area, Broadband standard. Mobile Coverage standard.

MAXIMUM OF FOUR PROFESSIONAL/ STUDENT TENANTS ONLY - STUDENTS MUST BE IN FULL TIME EDUCATION & SUPPLY A SUITABLE GUARANTOR. Due to the local council additional licence scheme, the landlord can only accept a maximum of four tenants to live in the property (one per bedroom only). Flexible Contract. 05-Week Deposit. EPC Rating C, Council Tax Band C – Bristol City Council. Broadband supplied for FREE. No Bills Included. Mostly 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 supply a suitable UK based guarantor and be in full time education for the term of the tenancy and must apply to the local council for council tax exemption, paying any council tax and all bills outstanding before exit – proof will be required. 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 before 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. +£66,000 pa (30 x rent +£66,000 pa / 4 = +£16,500 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.

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 form 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. +£79,200 pa (36 x rent / 4 = +£19,800 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 +£19,800 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 and you cannot provide a suitable guarantor you will need to use a guarantor service such as housing hand or negotiate with the landlord to pay all rent in advance (note this may change in the future due to the governments proposed renters rights bill), plus your share of the needed 05-week deposit.

Guarantor Service | Housing Hand - Rent Guarantor Providers
<https://housinghand.co.uk/guarantor-service/>

Renters' Rights Bill

Please note due to the governments new Renters' Rights Bill that may come into law before the start of this tenancy, the information within this advert and tenancy details may change. FROM THE LANDLORD REGARDING

MATERIAL INFORMATION

Part A

Council Tax / Domestic Rates – Council tax band C – Bristol City – Reference – 15884100134.
 Asking price - £2200 pcm – Free Broadband. No Bills Included.
 Deposit - 05-Weeks - £2538.46.
 *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, Vodafone – 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.

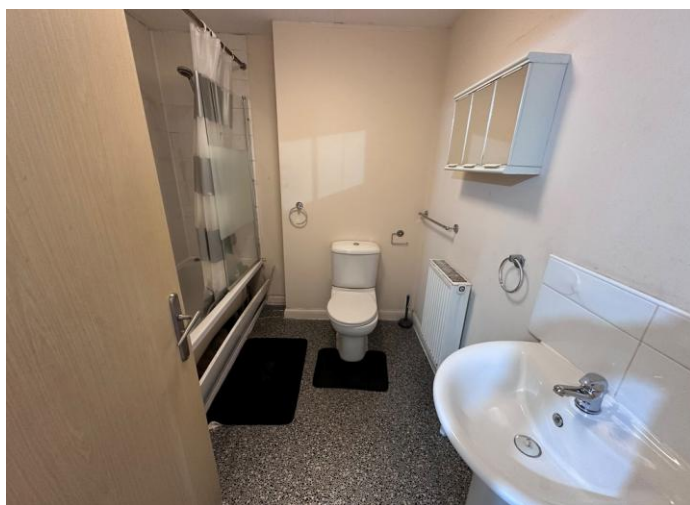
Accessibility/adaptations – None – Ground floor cloakroom, Step to front and rear of building, steps in rear garden.

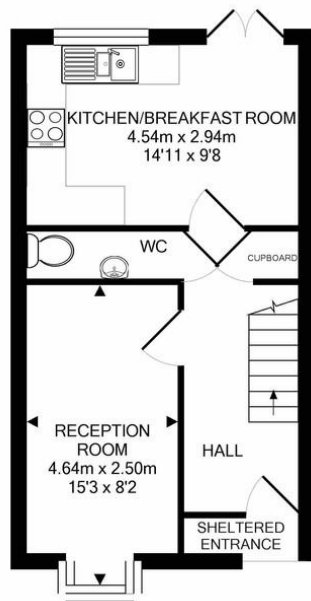
Coalfield or mining area – Unknown.

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

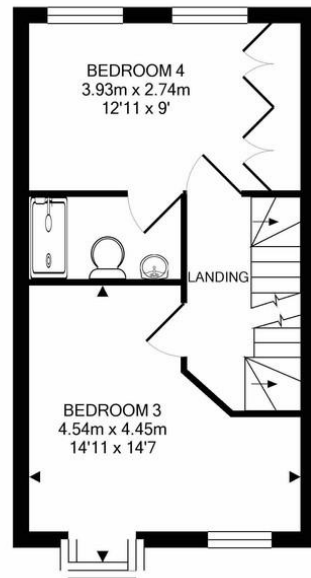
TENANTS INFORMATION

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 (£507.69), rent and a 05-week security deposit (£2538.46) that will be payable before the tenancy starts.

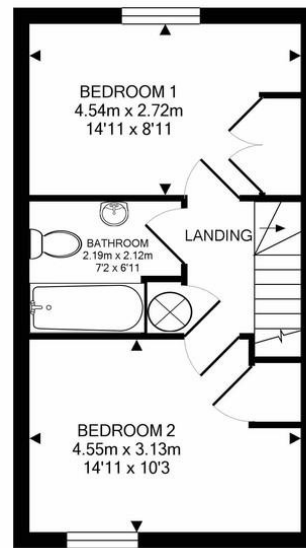




GROUND FLOOR
APPROX. FLOOR
AREA 36.2 SQ.M.
(389 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 36.2 SQ.M.
(389 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 35.7 SQ.M.
(384 SQ.FT.)

TOTAL APPROX. FLOOR AREA 108.0 SQ.M. (1162 SQ.FT.)
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