



£1,800 pcm – No Bills Included.

132 Station Road, Filton,
Bristol, BS34 7JL





132 Station Road, Filton,
Bristol, BS34 7JL

£1,800 pcm

A WELL PRESENTED UNFURNISHED 3 BED END OF TERRACED PROPERTY MINUTES FROM ROLLS ROYCE & AIRBUS. TWO RECEPTIONS. MODERN KITCHEN. DOUBLE GLAZING, GAS CENTRAL HEATING. PARKING. AVAILABLE NOW. 12-MONTH CONTRACT WITH 06-MONTH BREAK CLAUSE. 05-WEEK DEPOSIT. NO STUDENTS. EPC D. COUNCIL TAX B.

VIDEO TOUR AVAILABLE ON RIGHTMOVE - Unfurnished - Three Bedrooms | Well Presented & Modern End Terrace Home | Two Separate Reception Rooms. Modern Kitchen. | Gas Central Heating & Double Glazing | Modern decorations, Professionally Cleaned, Carpets Shampooed Driveway with Two Parking Spaces | Private Rear Garden – Council Tax B & EPC D. | Close to the Ministry of Defence and Airbus. | 05-Week Deposit. Available Now. Unfurnished. REGULAR EXTERNAL WINDOW CLEANING AND GARDEN SERVICE | NO STUDENTS - Max. 03 x Professionals Only. 12-Month Contract with a 6-month break clause.



DESCRIPTION

VIDEO TOUR AVAILABLE - https://youtu.be/CGkzyaNY_7k

AVAILABLE NOW - WELL-PRESENTED - UNFURNISHED – THREE DOUBLE BEDROOMS. Ideal for a Maximum of 3 x Adult Professional Sharers, a professional Couple, or a Small Family (Two adults, two children max). REGULAR EXTERNAL WINDOW CLEANING AND GARDEN MAINTENANCE SERVICE INCLUDED.

Professionally deep cleaned, modern decorations throughout, all carpets professionally shampooed, modern white goods including - electric induction hob, electric oven, extractor hood, washing machine, fridge freezer & tumble dryer supplied.

A beautifully presented unfurnished three-bedroom end terraced house, boasting modern neutral decorations, modern flooring's, modern extended galley style kitchen and modern bathroom, two separate reception rooms, two double and one single bedrooms, gas central heating with combination boiler, double glazing, driveway parking for two cars and a south facing low maintenance rear garden. This property is situated in the popular location of Filton set within close proximity to the busy Gloucester Road (A38), within easy reach of Southmead Hospital, Airbus, The Ministry of Defence, Rolls Royce and UWE.

Well placed for various commuter routes being approx. 01-mile from Bristol Parkway Railway Station offering regular train services to London, South Wales, and the Midlands, and very is handy for the M4 & M5 Motorway network.

NO SMOKERS, NO STUDENTS. Ideal for a professional couple, a small family (two adults & two children) or 2/3 Maximum Professional Sharers Welcomed. The landlord has confirmed that property is unsuitable for pets. Maximum 03 x Professional Adult Tenants Only. Unfurnished (white goods only – cooker, washing machine fridge freezer and tumble dryer), 05-Week Deposit. 12-Month Contract with a 06-month break clause.

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

Parking – Front driveway parking supplied for two cars. Local on road parking available within the area. Broadband and mobile phone coverage - standard – please check on the viewing and contact your supplier regarding coverage and





connection. Please check on the viewing, contact your suppliers and visit Ofcom website.

The property has been decorated to a very good standard, professionally deep clean with all carpets professionally shampooed, the landlord expectation is for the property to be returned in the same condition as per check in, with the property being professionally cleaned and carpets professionally shampooed on exit paid for by the tenant supplying an invoice as evidence. The landlord is offering a 12-month contract with a 6-month break clause, after the first 06-months of the contract, the tenant or landlord can give 2-months written notice to end the contract, the 02-month written notice will need to be received in writing before the tenants next rent due date, if accepted the contact end 02-months later.

If you are considering leaving the property, please call the office and we can confirm the exit process and the earliest date you will be able to give notice and leave the property.

INCLUDED - Window Cleaning and Garden Maintenance - REGULAR EXTERNAL WINDOW CLEANING AND GARDEN SERVICES (2 PER YEAR) ARE PROVIDED BY THE LANDLORD FOR FREE. Hob care - Electric Induction Hob - The landlord has requested that the tenants take care of the hob when cleaning and using, appropriate cleaning products will be supplied by the landlord. Tumble dryer safety - The landlord has requested that the tenants use the tumble dryer safely, do not leave unattended and not overnight when they are in bed. Property Maintenance. Tenants must immediately let the managing agency know of any issues requiring maintenance attention. Telephone call and follow up email including supporting photos and short videos.

Maximum of Three Professional Tenants on Full Time Permanent Contracts with a UK company earning +£18,000 pp pa – based on 3 x tenants. (Combined earnings +£54,000 pa). To pass standard referencing - An annual combined household income of approx. +£54,000 pa (30 x rent +£54,000 pa / 3 = +£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. 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 (+£64,800 pa / 3 = +£21,600 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 HALLWAY

- LOUNGE - 11' 06" x 11' 09" narrowing to 10' 07" (3.51m x 3.58m).
- DINING ROOM - 11' 10" x 11' 04" narrowing to 10' 03" (3.61m x 3.45m).
- KITCHEN - 14' 05" x 5' 10" (4.39m x 1.78m).
- LANDING - 7' 09" x 5' 10" (2.36m x 1.78m).
- BEDROOM ONE - 11' 09" x 11' 04" narrowing to 9' 05" (3.58m x 3.45m).
- BEDROOM TWO - 11' 10" x 10' 00" narrowing to 8' 09" (3.61m x 3.05m).
- BEDROOM THREE - 7' 10" narrowing to 6' 11" x 7' 04" (2.39m x 2.24m).
- BATHROOM - 5' 10" x 5' 10" (1.78m x 1.78m).
- FRONT GARDEN - Driveway parking for two cars.

REAR GARDEN - Garden Information – The landlord has confirmed that a new fence will be added to the garden in December 2024 reducing the current size. The new fence will be erected just past the current rotary washing line. Further information will be given on your viewing.

MATERIAL INFORMATION

Part A

Council Tax / Domestic Rates – Council tax band B – South Gloucestershire – Reference – 543161320.

Asking price - £1800.00 pcm – No bills included.

REGULAR EXTERNAL WINDOW CLEANING AND GARDEN SERVICES (2 PER YEAR) ARE INCLUDED FOR FREE.

Deposit – 05-Weeks - £2076.92.

*Tenure – FREEHOLD

Service charges - £ 0

Management fees - £0

Ground rents - £0

Estate changes - £0

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

ALL BILLS & COUNCIL TAX PAID TO S GLOS COUNCIL IS THE RESPONSIBILITY OF THE TENANT

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

Part B

Property type – 2-Level End of Terrace House – 03-Bedroom.

Property construction – BRICK & TILE

Number and types of rooms – 03-Bedrooms. 01-Bathroom. 01-Kitchen.

01-Lounge. 01- Dining room. 02-levels halls/stairs/landings.

Electricity supply - Mains Supplied.

Water supply - Mains Supplied.

Sewerage – Mains Supplied.

Heating – Gas Central Heating – Gas combination boiler.

Broadband – Availability.

The table shows the predicted broadband services in your area, based on the latest data available to Ofcom.

Broadband	Download	Upload	Availability
Standard	16 Mbps	1 Mbps	Good



Superfast 80 Mbps 20 Mbps Good
 Ultrafast 1000 Mbps 100 Mbps Good
 Networks in your area - Openreach, Virgin Media

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

Mobile signal/coverage – Availability.

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

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

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

Parking – Front driveway parking for two cars. Local on road parking available within the area.

Part C

Building safety - Any improvements and issues reported in the last 10 years – C. 2015 HALL AND LANDING FIRE ALARMS UPGRADED

Restrictions with building and lease – INFORMATION CURRENTLY BEING UPDATED - LAND REGISTRY

Rights and easements – INFORMATION CURRENTLY BEING UPDATED - LAND REGISTRY

Flood risk – INFORMATION CURRENTLY BEING UPDATED / ENVIRO SEARCH

Coastal erosion risk – INFORMATION CURRENTLY BEING UPDATED / ENVIRO SEARCH

Planning permission – INFORMATION CURRENTLY BEING UPDATED - S GLOS COUNCIL

Accessibility/adaptations – NONE

Coalfield or mining area – INFORMATION CURRENTLY BEING UPDATED / ENVIRO SEARCH

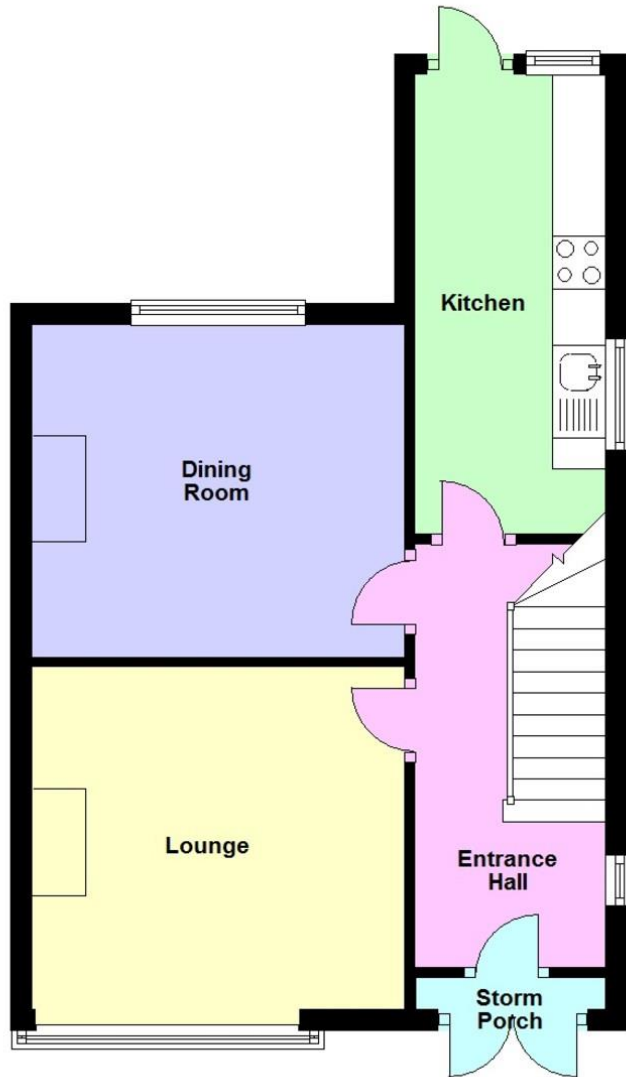
Energy Performance Certificate rating (EPC) – Band D - Certificate number – 0933-2898-7713-9195-9671.

TENANT INFORMATION

Please note Urban Property Bristol has been instructed to manage this property, we have been instructed to advertise the property, carry out viewings, relay offers to the landlord, prepare all tenancy paperwork and complete referencing checks on tenants and their guarantors only. On the landlords behalf, Urban Property Bristol will collect rent, deal with the tenant's deposit, deal with the legally required prescribed information, safety certificates, start of tenancy fire test, keys, check in and check out reports/inspections, deposit recovery, deal will all questions, problems, issues, and all maintenance works during the tenancy.

As part of our application process, no agency fees are due. Standard charges will include 01 week holding deposit (£415.38), rent and a 05-week security deposit (£2076.92) that will be payable before the tenancy starts.

Ground Floor



Tel: 0117 9244008

Email: info@urbanpropertybristol.co.uk

82a Gloucester Road, Bishopston, Bristol, BS7 8BN

