



£560 pcm – Bills Included.

Room 3, TFRD, 3 Potterswood Close, Kingswood,
Bristol, BS15 8LW





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SHARED HOUSE/ROOM LET - Modern professional five-bedroom shared house. Well-presented furnished top floor rear double room let with all bills included. Free communal sky TV, free bi-weekly cleaner & free wireless broadband!! Available January. 05-week deposit. 06-month contract. EPC C. CTax D.



Shared House - Double Furnished Room Let | Modern Town House - 05-Bedrooms | Modern Kitchen | Spacious Lounge & Downstairs Cloakroom | Modern Bathroom (shared with 4 x tenants).
Gas Central Heating and Double Glazing | All Bills Included + Free Communal Sky TV, Bi-Weekly Cleaner & Wireless Broadband | Available Jan 2025 - 05-Week Deposit & 06-Month Contract | No Students, Children, Smokers, Couples. 1 x Professional Tenant Only. | EPC C & Council Tax D

Video Tour Available - COMING SOON - AVAILABLE JANUARY 2024 – WELL-PRESENTED FURNISHED TOP FLOOR REAR DOUBLED BEDROOM WITH BILLS INCLUDED.

SHARED HOUSE/ROOM LET - SINGLE OCCUPANCY - 01 x Tenant Only Per Bedroom - No Couples - MINUTES FROM KINGSWOOD & HANHAM HIGH STREETS.

Including Bills – Water/Sewage. Gas, Electric. Communal Lounge TV Licence Not supplied for the Bedroom. FREE Broadband. FREE Bi-Weekly Cleaner. Landlord pays Council Tax.

Urban Property Bristol are delighted to bring to the rental market this well presented modern five-bedroom, three level professional shared town house located in the ever-popular area of Kingswood of Bristol, minutes from Hanham High Street and giving excellent commuter routes into Bristol City Centre together with good access links to the A420, M32, M4 & M5 Motorways.

The well-presented furnished top floor rear double bedroom benefits from a double bed, built-in wardrobe, chest of drawers, double glazed window, radiator, laminated wooden style flooring and modern neutral decorations. Benefits include – shared downstairs cloakroom, shared modern kitchen with white goods to include, gas hob, electric oven, washing machine, tumble dryer and two and a half fridge freezers, shared large full width lounge/dining room with sofas, TV, table, and chairs with double doors leading out to the rear low maintenance garden with bike storage and rear access.

Five tenants will share the communal areas including modern kitchen, lounge/diner, useful cloakroom, main bathroom (shared between 04 x tenants). 01 x tenant only per bedroom. No Couples. The property boasts PVC double glazed windows, gas central heating and an enclosed low maintenance rear garden. No parking supplied, on road parking in local area only. Included within the rent the landlord will pay for and supply all furniture, bills including gas, electric,





water/sewage, Landlord pays council tax, FREE ADSL broadband, communal TV licence only (not to bedrooms), FREE Basic TV package, FREE regular cleaner. 01 x professional mature tenant only, NO COUPLES, NO CHILDREN, NO SMOKERS, NO STUDENTS. Unsuitable for pets. Available January 2025 - Date TBC. Due to the property HMO licence only one tenant per double bedroom - maximum 05 x tenants in total living at the property.

Council Tax Band D (South Gloucestershire Council) and EPC Rating C. 06-Month Contract. 05-Week Deposit. Broadband and Mobile phone coverage standard – See Ofcom information and check on the viewing.

The landlord expectation is for the bedroom to be returned in the same condition as per check in, the landlord will supply an inventory as evidence. The bedroom needs to be professionally deep cleaned on exit to a professional standard paid for by the tenant supplying an invoice as evidence.

NB. To pass standard referencing – You must be in a full-time permanent contract with a UK based employer. An annual household income of approx. +£16,800 pa (30 x rent) from full time permanent employment or pension income will be needed to pass reference checks. (References required – affordability check, employment, previous landlord, credit check, ID check, government right to rent check).

If you are not in full time permanent employment e.g., Self-employed, company director, CEO of a company, zero-hour, bank staff, agency, just starting a new job, part time, student etc please contact the office before booking a viewing. 0117 9244008. 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 (+£20,160 pa) from permanent employment or pension income will be needed to pass reference checks. (References required – UK base homeowner, (not a tenant in rented accommodation). affordability, employment, ID check, credit check).

BEDROOM 3 - TOP FLOOR REAR DOUBLE

Double glazed window to rear, radiator, wooden laminate style flooring, built-in wardrobes. Furniture includes double bed and chest of drawers. No desk and chair supplied.

INFORMATION FROM THE LANDLORD REGARDING CLEANING.

The bedroom will be professionally deep cleaned on entry with an inventory supplied as evidence of the condition.

The landlord expectation is for the bedroom and used communal areas to be returned to the same condition as per check-in, with no damage, no maintenance and being cleaned to a professional standard on exit paid for by the tenant. The landlord requests the tenant to pay for the bedroom to be professionally cleaned on exit and supply an invoice as evidence



MATERIAL INFORMATION

Part A

Council Tax / Domestic Rates – Council Tax Band D – South Glouc –
Reference – 103710030

<https://www.tax.service.gov.uk/check-council-tax-band/property/5188522000>

Asking price - £560.00 pcm.

05-Week Deposit – £646.15

Included within the rent the landlord will pay for bills including gas, electric, water/sewage, Landlord pays council tax, FREE broadband, communal TV licence only (not bedrooms), Basic TV package, FREE regular cleaner.

*Tenure – Freehold.

Service charges - £ No.

Management fees - £ No.

Ground rents - £ No.

Estate changes - £ No.

Other Charges due relating to the building or property - £ No.

Part B

Property type – 03-Level Middle Terrace House – 05-Bedroom Shared House.

Property construction – Brick and tiled.

Number and types of rooms – 05-Bedrooms. 01-En-suites. 01-Bathroom. 01-Kitchen.

01-Lounge/Diner. 01-Cloakroom. 03-levels halls/stairs/landings.

Electricity supply - Mains Supplied.

Water supply - Mains Supplied.

Sewerage – Mains Supplied.

Heating – Gas Central Heating – Gas Combination Boiler.

Broadband – Availability.

Broadband Ofcom check

View broadband availability - Ofcom Checker title

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=BS158LW&uprn=650994>

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area.

Actual service availability at a property or speeds received may be different. More information.

The table shows the predicted broadband services in your area.

type download upload Availability

Standard 18 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 9000 Mbps 9000 Mbps Good

Networks in your area - Netomnia, Openreach

Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

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

Mobile signal/coverage – Availability

<https://checker.ofcom.org.uk/en-gb/mobile->





[coverage#pc=BS158LW&uprn=650994](#)

Results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user and may be affected by network outages. More information on the factors that impact signal can be found in our FAQ.

5G coverage is not included in the table view but can be found on the map view.

We are exploring ways to improve Ofcom's mobile coverage checker. Please share your feedback to inform our work in this area.

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

Provider Voice Data

EE Limited Limited

Three None None

O2 Likely Limited

Vodafone Likely Limited

5G is predicted to be available around your location from the following provider(s): Three, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only. Please see the outdoor map of available services to compare coverage.

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

Parking – No parking supplied. On road within local area..

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.

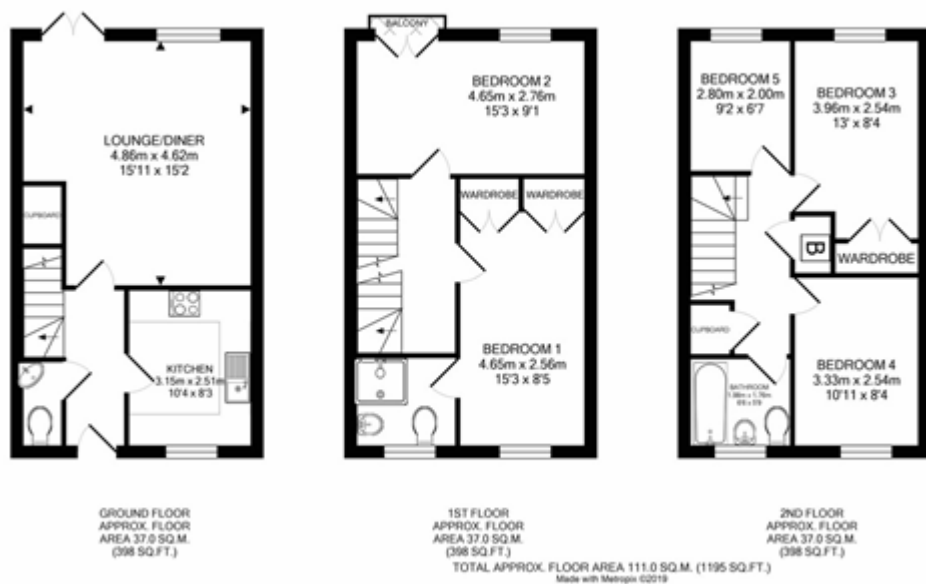
Coalfield or mining area – No.

Energy Performance Certificate rating (EPC) – Band C - Certificate number – 0050-2969-0070-2092-8095

<https://find-energy-certificate.service.gov.uk/energy-certificate/0050-2969-0070-2092-8095>

TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 01-week holding deposit (£129.23), rent and a 05-week security deposit (£646.15) that will be payable before the tenancy starts.



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