



£2,100 pcm – No Bills.

26 Seventh Avenue, Filton,
Bristol, BS7 0QD





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STUDENT 2025 - 3rd YEARS ONLY- Well-Presented 04-Bedroom Furnished Modern house located off Filton Avenue - 3 Doubles & 1 Single – No Bills Included - 05-Week Deposit. Approx.12-Month Stay - Wednesday 25th June 2025 to Wednesday 24th June 2026 Required. DG & GCH.On Street Parking.EPC C.Council Tax B.

MODERN STUDENT HOUSE - 3rd & 4th Year Students Only | 3 Double Bedrooms & 1 Single Bedroom | Modern Decorations & Floorings. | No Bills Included. | Modern Kitchen with white goods.
Large Rear Garden. No Parking - Local On Street. | Offered Furnished. EPC C. Council Tax B. | Approx.12-Month Stay - Wednesday 25th June 2025 to Wednesday 24th June 2026 Required. | 05-Weeks Deposit. | UK Based Guarantors will be Required by Landlord.



STUDENT HOUSE 2025 - MODERN WELL PRESENTED – Four Bedroom Furnished Student House – No Bills Included - Urban Property Bristol are delighted to present this modern furnished four bedroom student house (3 x Double Bedrooms & 1 x Single Bedroom) located off Filton Avenue, within easy reach of UWE.

The well-presented property comprises of a ground floor furnished front bedroom, rear reception room and a modern extended kitchen (modern white goods included) with access to the large rear garden. On the second floor, there are two further furnished double bedrooms, one good sized single bedroom and a modern bathroom with bath and shower over. The property benefits from modern decorations and flooring's, modern gas central heating, double glazing, large mature rear garden, a garage for storage only in the garden (upon written request to the landlord), No parking supplied, on street parking only. Not a permit parking area.

Available Approx.12-Month Stay - Wednesday 25th June 2025 to Wednesday 24th June 2026 Required to Mature 03rd & 04th year full time students Only on a furnished basis. NO 01st or 02nd Year Students. STRICTLY NO Smoking, NO Drugs, NO Couples. (4 x full time student tenants only). 05-Week Deposit. EPC Rating C, Council Tax Band B – South Gloucestershire. 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. South Gloucestershire – Band B.

<https://beta.southglos.gov.uk/council-tax-exemptions/>

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 house 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 house to be returned to 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.

To pass standard student referencing – Each 3rd or 4th year full time 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 (evidence 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. +£75,600 pa (36 x rent / 4= +£18,900 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 in full time permanent employment or pension income, earning +£18,900 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 – 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.

BEDROOM ONE 12' 06" (14' 09" into bay) x 12' 01" narrowing to 10' 10" (3.81m x 3.68m) Double glazed window to front, radiator, wooden effect laminate floor.

LIVING ROOM 12' 00" x 10' 06" narrowing to 9' 04" (3.66m x 3.2m) Double glazed sliding doors to rear, radiator, wooden effect laminate flooring.

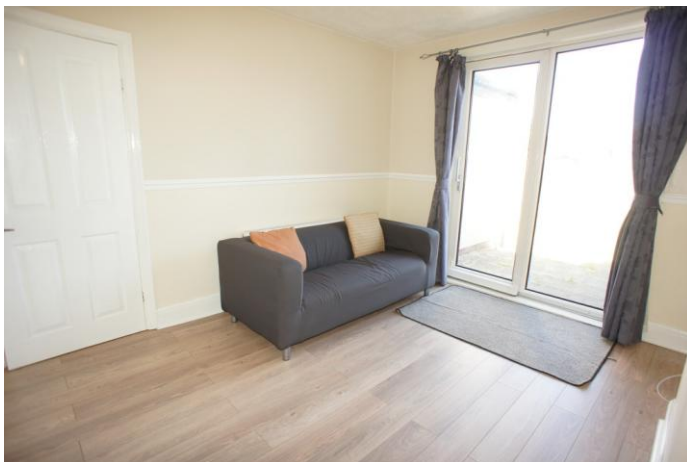
KITCHEN 17' 00" x 7' 01" (5.18m x 2.16m) Double glazed window to rear, double glazed door to side giving access to the rear garden, modern wall and base units, work top surfaces, fridge freezer, washing machine, dishwasher, electric oven, electric hob with extractor hood over, modern gas combination boiler, breakfast bar, tiled splash back, radiator, tiled flooring.

BEDROOM TWO 12' 06" x 10' 04" narrowing to 9' 01" (3.81m x 3.15m) Double glazed window to front, radiator.

BEDROOM THREE 12' 01" x 11' 09" (3.68m x 3.58m) Double glazed window to rear, radiator.

BEDROOM FOUR 9' 05" x 7' 04" (2.87m x 2.24m) Double glazed window to front, radiator.

BATHROOM 5' 07" x 5' 10" (1.7m x 1.78m) Double glazed window to rear, extractor fan, white suite comprising low level WC, wash hand basin, bath with shower over, shower screen, tiled splash back, heated towel rail, tiled flooring.



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.

MATERIAL INFORMATION

Part A

Council Tax / Domestic Rates – Council tax band B – South Gloucestershire – Reference –541230260.

<https://www.tax.service.gov.uk/check-council-tax-band/property/71649211>

<https://beta.southglos.gov.uk/council-tax-exemptions/>

Asking price - £2100.00 pcm. No Bills Included.

Deposit – 05-Weeks = £2423.07.

*Tenure – Freehold

Service charges - £

Management fees - £

Ground rents - £

Estate changes - £

Other Charges due relating to the building or property - £

Part B

Property type – Middle terraced house.

Property construction – brick with tiled roof.

Number and types of rooms – 4 x bedrooms (3 Doubles and 1 Single).
01-Bathroom. 01-Kitchen. 01-Lounge. Halls, Stairs, Landing. Garage not supplied.

Electricity supply - Mains Supplied.

Water supply - Mains Supplied.

Sewerage – Mains Supplied.

Heating – Gas Central Heating – Gas combination boiler – Kitchen.

Broadband – Broadband is available (but not provided as part of the tenancy).

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=BS70QD&uprn=507473>

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 speed | Availability |
|-----------|-----------|--------------|--------------|
| Standard | 6 Mbps | 0.8 Mbps | Good |
| Superfast | 72 Mbps | 20 Mbps | Good |
| Ultrafast | 1000 Mbps | 100 Mbps | Good |

Networks in your area - Openreach, Virgin Media

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.

You may be able to obtain broadband service from these Fixed Wireless

Access providers covering your area. EE, Three

Mobile signal/coverage – No known issues with mobile signal or



coverage.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=BS70QD&uprn=507473>

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 | Likely | Limited |
| Three | Limited | Limited |
| O2 | Limited | Limited |
| Vodafone | Limited | Limited |

5G is predicted to be available around your location from the following provider(s): EE, 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.

Parking – No parking offer with the property. Off street parking found in local area. Not a permit parking area.

Part C

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

Restrictions with building and lease -

Rights and easements -.

Flood risk -.

Coastal erosion risk -.

Planning permission –

Accessibility/adaptations – None – Steps to front and rear of building.

Coalfield or mining area –

Energy Performance Certificate rating (EPC) – Band C - Certificate number – 2228-1978-6232-7694-3910.

<https://find-energy-certificate.service.gov.uk/energy-certificate/2228-1978-6232-7694-3910>

TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 01-week holding deposit (£484.61), rent and a 05-week security deposit (£2423.07) that will be payable before the tenancy starts.



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