



£2,200 pcm – No Bills Included.

31 Station Road, Filton,
Bristol, BS34 7BZ





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STUDENT LET 2025 - 3rd YEARS ONLY - MODERN 4-BEDROOM STUDENT HOUSE - NO BILLS INCLUDED – Well-presented part furnished semi-detached home close to the U.W.E Uni & busy Gloucester Rd (A38). Parking. Start 18th June 2025 & Exit 17th June 2026 12-Month Stay. 05-Week Deposit. EPC D. Council Tax B.

STUDENT 2025 - MODERN - 3rd Year Students Only | 4 Bedrooms - 3 Doubles and 1 Single | Part Furnished | Communal Dining Room | Modern Kitchen with white goods
Modern Shower Room | Double Glazing & Gas Central Heating | Modern Carpets and Decorations | Gardens and Off Street Parking. EPC D. CTax B. 12-Month Stay. 05-Week Deposit | Start 18th June 2025 & Exit 17th June 2026 - 3rd Year & 4th Year Students Only



STUDENT 2025 - 04-BEDROOM STUDENT HOUSE - AVAILABLE JUNE 2025 – MODERN & WELL PRESENTED - NO BILLS INCLUDED - 3rd Year Students Only. Part Furnished. EPC D. Council Tax B. 12-Month Stay. Start 18th June 2025 & Exit 17th June 2026. 05-Week Deposit.

Urban Property Bristol are pleased to present this four-bedroom part furnished student semi-detached home situated in the popular location of Filton set within proximity to the busy Gloucester Road (A38) local facilities include Southmead Hospital, The Ministry of Defence, Abbey Wood retail park and within easy reach of UWE. The property is 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 is handy for the M4 & M5 Motorways. In brief the part furnished four bedroom (3 x doubles and 1 x single) student property comprises entrance hall, ground floor front double bedroom, modern fitted kitchen with white goods, rear facing lounge/dining room with French doors leading to the private enclosed rear garden, with three good sized bedrooms (two double & one single) & modern shower room being located on the first floor.

Benefits include, neutral decorations & modern carpets, modern fitted kitchen, modern shower room, modern gas combination boiler - replaced within five years, gas central heating, double glazing and a fully enclosed rear garden with large lawn and patio area. A useful utility area is found in a small rear section of the garage where the gas boiler, tumble dryer and washing machine can be found, off street parking for several vehicles is available to the front of the property. No access to the main garage - not in use. Offered Part Furnished, Available June 2025. 12-Month Stay required – Start 18th June 25 & Exit 17th June 2026, 05-Week Deposit. Council Tax Band B – South Gloucestershire. EPC Rating D. 3rd & 4th Year Students ONLY - No 1st or 2nd year Students, No Smokers, No Sharers, No Couples, No Professionals. (Maximum of 4 x Full Time Student Tenants).





Students must be in full time education for the full term of the tenancy and must apply to the local council for council tax exemption. Evidence will be required. Council Tax Band B. South Gloucestershire.

<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 will be deep cleaned by the landlord before the tenancy starts.

The landlord 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.

To pass standard 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. +£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 in full time permanent employment or pension income, earning +£19,800 pa pp. 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, part time, zero-hour contract, bank staff, agency contract, just starting a new job, please contact the office before booking a viewing. 0117 9244008. As you may also need to supply additional information including bank/savings statements, wage slips and/or an accountant's reference to pass standard referencing.

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.

FURNITURE INCLUDED

Dinner - table and chairs.

White goods – Fridge freezer, washing machine, tumble dryer, cooker.

Bedrooms - Beds and Wardrobe only ** NO desk chair or chest of drawers included.





3 x doubles.
1 x single.

MATERIAL INFORMATION

Part A

Council Tax / Domestic Rates – Council tax band B – South Gloucestershire – Reference – 543160310.

<https://www.tax.service.gov.uk/check-council-tax-band/property/89343211>

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

Asking price - £2200.00 pcm. No Bills Included.

Deposit – 05-Weeks = £2538.46.

*Tenure – Freehold

Service charges - £

Management fees - £

Ground rents - £

Estate changes - £

Other Charges due relating to the building or property - £

Part B

Property type – semi-detached house

Property construction – brick and roof with tiles

Number and types of rooms – 4 bedrooms (3 double and 1 single). 01-Shower room. 01-Kitchen. Hall, stairs, landing, utility area rear of garage.

Electricity supply - Mains Supplied.

Water supply - Mains Supplied.

Sewerage – Mains Supplied.

Heating – Gas Central Heating – Gas combination boiler – garage.

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

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=BS347BZ&uprn=508605>

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	16 Mbps	1 Mbps	Good
Superfast	57 Mbps	13 Mbps	Good
Ultrafast	9000 Mbps	9000 Mbps	Good

Networks in your area - Openreach, Virgin Media, Netomnia

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=BS347BZ&uprn=508605](#)

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	Limited	Limited
O2	Likely	Likely
Vodafone	Likely	Likely

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.

Utilities: electricity and gas are standard meters paid monthly (the frequency may change depending on the supplier tenants use). Water is standard metre paid annually by tenants. House comes with double glazing windows and gas central heating. House is connected to the main sewer. Broadband is available (but not provided as part of the tenancy).

No known issues with mobile signal or coverage. Parking – Driveway for parking up to 2 cars. Garage not in use for tenants. 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 – approx. 4 years ago we completed a full refurbishment with new kitchen, bathroom and boiler.

Restrictions with building and lease - no known issues.

Rights and easements - no known issues.

Flood risk - no known issues.

Coastal erosion risk - no known issues.

Planning permission – no known issues.

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

Coalfield or mining area – no known issues.

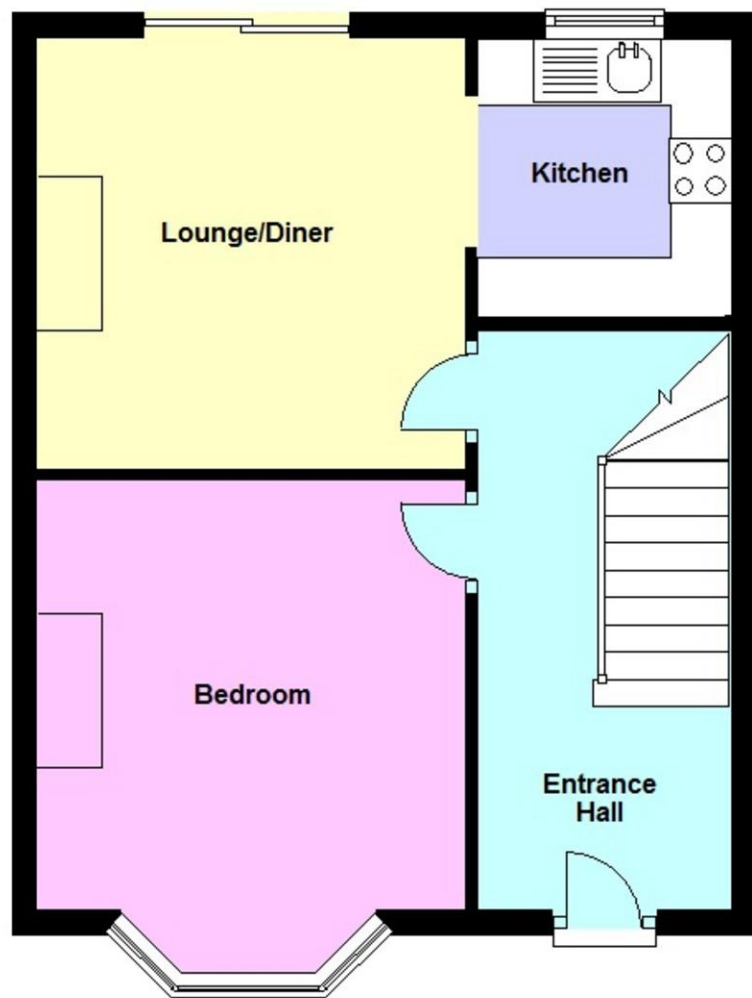
Energy Performance Certificate rating (EPC) – Band D - Certificate number – 8941-6028-6120-6778-4926

<https://find-energy-certificate.service.gov.uk/energy-certificate/8941-6028-6120-6778-4926>

TENANT INFORMATION

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



Tel: 0117 9244008

Email: info@urbanpropertybristol.co.uk

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