



£4,350 pcm – No Bills.

Upper Flat, 66a Gloucester Road, Bishopston,
Bristol, BS7 8BH





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STUDENT 2025 - 6 BEDROOM FLAT- 3RD & 4TH YEAR STUDENTS ONLY - Furnished Maisonette located on Gloucester Rd (A38) giving great access to the City Centre & UWE. Available July 2025 until June 2026. UK Guarantor required. 05-Week Deposit. 11-Month Contract. EPC E, Council Tax A.

STUDENT FLAT - 3rd & 4th Year Only | Two Level Flat Student Property (1st & 2nd floor) - 6 Double Bedroom Furnished Flat | Popular busy Gloucester Road Location (A38). | Two Shower Rooms | Available July 2025 until June 2026. EPC E. Council Tax A Boasts Double Glazing & Gas Central Heating | Lounge with Modern Kitchen | 3rd & 4th Year Students Only - UK Based Guarantors Will Be Required | 05-Week Deposit. Approx. 11-Month Stay | EPC E. Council Tax A



STUDENT 2025 - 6 BEDROOM FURNISHED STUDENT FLAT - 3rd & Final Year Students Only - Urban Property Bristol bring to the student 2025 rental market a furnished Six Double Bedroom two level maisonette (1st & 2nd Floor) offering neutral and spacious accommodation. EPC E. Council Tax A. 11-Month Stay Required. 05-Week Deposit.

The accommodation is arranged over two levels comprising from an entrance hallway with stairs leading up to the first-floor landing, doors lead to a spacious rear facing lounge with modern fitted kitchen including white goods, (washing machine & dryer, electric cooker) & a useful breakfast bar, two shower rooms & two furnished double bedrooms with double beds, wardrobe, desk, chair & chest of drawers. To the second floor can be found a further four furnished double bedrooms all offering good sized bright double bedrooms.

The property benefits from double glazing, gas central heating and neutral decorations. Available Thursday 10th July 2025 and ending Tuesday 9th June 2026 to Mature 03rd & 04th year students Only on a furnished basis. NO 01st or 02nd Year Students. NO Children, STRICTLY NO Smoking, NO Drugs, NO Couples. (6 x full time student tenants only). Unsuitable for pets. NO Parking offered with the property - On Street parking only is available in the local area. Approx. 11-Month Stay Requested – Exit Date Tuesday 9th June 2026. 05-Week Deposit. EPC Rating E, Council Tax Band A – Bristol City Council.

Students must be in full time education for the term of the tenancy and must apply to the local council for council tax exemption and pay any council tax due in full before exit. Tenants must not climb outside onto the rear and adjoining roofs. 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 will be professionally deep cleaned on entry and the landlord will complete an inventory. The landlord expectation is for the property to be





returned in the same condition as per check in, with the property being professionally cleaned on exit paid for by the tenant/s supplying an invoice as evidence.

An employed/retired UK based homeowner will be required to act as a guarantor for each student tenant for the term of the tenancy. 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 full time 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. +£156,600 pa (36 x rent/ 6= £26,100 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 +£26,100 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., Retired, 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, pension information, wage slips and/or an accountant's reference to pass standard referencing.

Note ALL tenants and their guarantors will need to take part and pass standard referencing - If you fail to take part or are unable to pass standard referencing, then with the landlords written agreement you will need to pay all rent due in advance plus the required deposit.

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 A – Bristol City – Reference – 12362066001.

Asking price - £4350.00 pcm.

No bills included.





Deposit – 05-Weeks - £5019.23

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 – Two -Level Middle Terrace Maisonette with a shop below – level one and two.

Property construction – Brick/Stone & Tiled roof.

Number and types of rooms – 06-Bedrooms. 02-Shower Rooms 01-

Kitchen/Diner/Lounge. 03-levels halls/stairs/landings.

Electricity supply - Mains Supplied.

Water supply - Mains Supplied.

Sewerage – Mains Supplied.

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

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

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=BS78BH&uprn=261654>

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 available Availability

Standard 17 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 1000 Mbps 220 Mbps Good

Networks in your area - Virgin Media, 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.

You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE, Three

Mobile signal/coverage – <https://checker.ofcom.org.uk/>

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=BS78BH&uprn=261654>

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 Likely Likely

O2 Likely Limited

Vodafone Likely Limited

5G is predicted to be available around your location from the following provider(s): EE, Three, 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 supplied – On street parking available in 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 – see below

Planning on Wolseley Rd Garage – Development and building works may start 2025/2026/2027.

Removal of garage workshop building and construction of 2 no. dwelling houses (Use Class C3).1A Wolseley Road Bristol BS7 8EL

Ref. No: 21/00393/F | Validated: Wed 14 Apr 2021 | Status: Decided

Planning on old launderette at the rear of 70 Gloucester Rd - Development and building works may start 2025/2026/2027.

Change of use of the rear of the storage unit into a single dwelling house, with proposed skylights and solar panels at roof level. Rear Of 70 Gloucester Road Bishopston Bristol BS7 8BH

Ref. No: 14/00197/F | Validated: Thu 23 Jan 2014 | Status: Decided

Accessibility/adaptations – no

Coalfield or mining area – no

Energy Performance Certificate rating (EPC) E - Certificate number – 2236-0000-1201-6329-0204.

TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 01-week holding deposit (£1003.84), rent and a 05-week security deposit (£5019.23) that will be payable before the tenancy starts.

LOWER ENTRANCE HALL

8' 11" x 4' 3" (2.72m x 1.3m) Entrance door, bin store, fire alarm panel, stairs to first floor.

FIRST FLOOR LANDING

16' 9" x 3' 3" (5.11m x 0.99m) Cupboard, doors leading to rooms, stairs to top floor.

LOUNGE/KITCHEN

13' 2" x 19' 11" (4.01m x 6.07m) Windows to rear, lounge area, kitchen area, wall and base units, rolled edge work top surfaces, sink, fridge/freezer, hob, oven extractor, washing machine, breakfast bar, radiator.

SHOWER ROOM - RIGHT

6' 1" x 5' 3" (1.85m x 1.6m) WC, sink, shower cubicle.

SHOWER ROOM - LEFT

4' 4" x 7' max into cubicle- narrowing to 5' 6" (1.32m x 2.13m) WC, sink, shower cubicle.

BEDROOM ONE - FRONT RIGHT

14' 2" x 12' max narrowing to 5' 4" (4.32m x 3.66m) Window to front, radiator.

BEDROOM TWO - FRONT LEFT

14' 11" x 7' 10" (4.55m x 2.39m) Window to front, radiator.

TOP FLOOR LANDING

9' 5" x 8' 4" (2.87m x 2.54m) Doors leading to...

BEDROOM THREE - REAR LEFT

10' 8" x 12' 2" (3.25m x 3.71m) Window to rear, radiator.

BEDROOM FOUR - REAR RIGHT

17' 1" narrowing to 5' 9" x 12' 1" (5.21m x 3.68m) Window, skylight, radiator.

BEDROOM SIX - FRONT LEFT

12' 11" x 10' 6" (3.94m x 3.2m) Window, radiator.

BEDROOM FIVE - FRONT RIGHT

14' 7" x 9' 9" (4.44m x 2.97m) Window, radiator.



Tel: 0117 9244008

Email: info@urbanpropertybristol.co.uk

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