



£3,625 pcm – No Bills.

First & Second Floor Flat, 68a Gloucester Road, Bishopston,  
Bristol, BS7 8BH





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STUDENT 2025 – FURNISHED 05-BEDROOM FLAT - 3rd & 4th Year Students Only - Maisonette (1st & 2nd Floor) Busy & Vibrant Gloucester Rd (A38). Great access to the City Centre, Bristol Uni & UWE. 05-Week Deposit. Approx. 11-Month Stay—Available 10th July 2025 until 9th June 2026. EPC D. Council Tax B.

STUDENT FLAT 2025 - 3rd & 4th Year Only | Five Double Furnished Bedrooms | First & Second Floor Student Flat | Lounge Area & Modern Kitchen Area with White Goods | Double Glazing & Gas Central Heating  
Two Modern Shower Rooms | 05-Week Deposit. Approx. 11-Month Stay – Ends 9th June 2026 | NO 1st or 2nd year students. 3RD & 4TH YEAR STUDENT ONLY. | UK Based Guarantors Will Be Required | EPC D. Council Tax B. No Parking Offered. Available July 2025



STUDENT 2025 – 05-Double Bedroom Furnished Student Maisonette (1st & 2nd Floor) - 3rd & 4th Year Students Only - Urban Property is pleased to bring to the 2025 student rental market this well presented first & second floor 05-double bedroom maisonette available from 10th July 2025, ending 9th June 2026. 11-month stay. 05-week Deposit. EPC D. Council Tax B.

Arranged over two levels the modern accommodation comprises, entrance hallway with bin storage area, stairs lead to the first floor with two double furnished bedrooms, modern shower room, large lounge/kitchen with modern matching wall and base units, white goods & a leather sofa. To the second floor you will find a second shower room and a further three furnished double bedrooms, all bedrooms come with numerous electrical sockets, radiator and double-glazed window.

Each double bedroom benefits from a double bed, wardrobe, desk and chair and carpets. Property boasting gas central heating & double glazing.

Available July 2025 to five mature 03rd & 04th year full time students only on a furnished basis. NO 01st or 02nd Year Students. NO Children, STRICTLY NO Smoking, NO Drugs, NO Couples. (05 x full-time student tenants only). Unsuitable for pets. NO Parking offered. On street parking only is available in the local area. Approx. 11-Month Contract – Ends 9th June 2026. 05-Week Deposit. EPC Rating D, Council Tax Band B – 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. 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.

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. +£130,500 pa ( $36 \times \text{rent} / 5 = +£26,100 \text{ pp pa}$ ) 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 B – Bristol City – Reference – 12362068023.

Asking price - £3625 pcm.

No bills included.

Deposit – 05-Weeks - £4182.69.

\*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 – 05-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/>  
 View broadband availability - Ofcom Checker title  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=BS78BH&uprn=57309>

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.

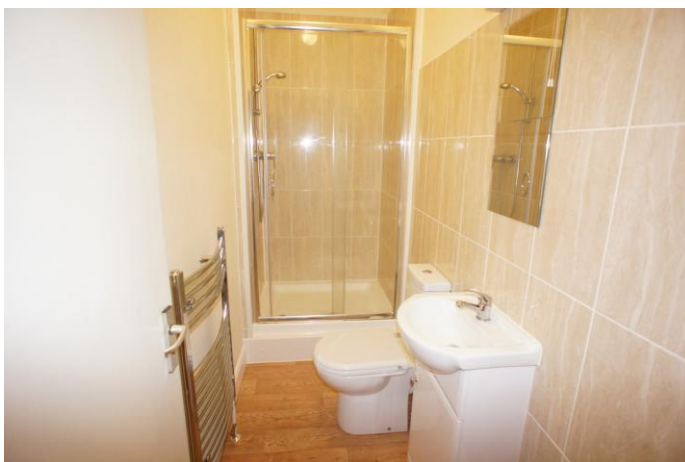
type	download	upload	Availability
Standard	17 Mbps	1 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	1000 Mbps	220 Mbps	Good

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/>  
 View mobile availability - Ofcom Checker  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=BS78BH&uprn=57309>

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) D - Certificate number – 9888-3032-7202-4426-7970.

### TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 01-week holding deposit (£836.53), rent and a 05-week security deposit (£4182.69) that will be payable before the tenancy starts.

**ENTRANCE HALL**

15' 7" x 3' 9" (4.75m x 1.14m) Entrance door, stairs to first floor.

**FIRST FLOOR LANDING**

8' 3" narrowing to 4' 3" x 10' 3" narrowing to 5' 11" (2.51m x 3.12m) Stairs to top floor, lobby area with storage cupboards and 2 x small freezers, doors to all rooms.

**LOUNGE/KITCHEN**

18' 10" x 10' 10" (5.74m x 3.3m) Double glazed windows to front aspect, wooden effect laminate flooring, kitchen area comprising matching wall and base units, breakfast bar, rolled edge work top surfaces, sink, built-in hob, oven and extractor hood, small fridge, washing machine.

**BEDROOM ONE - FRONT**

Window to front aspect, radiator.

**SHOWER ROOM**

9' 5" x 3' 7" (2.87m x 1.09m) Shower cubicle, WC, sink, radiator, tiled splash backs.

**BEDROOM TWO - REAR**

12' 8" x 9' 3" (3.86m x 2.82m) Window to rear aspect, radiator, cupboard housing gas combination boiler.

**SECOND FLOOR LANDING**

10' 11" narrowing to 2' 11" x 8' 11" narrowing to 2' 11" (3.33m x 2.72m) Doors to all rooms.

**SHOWER ROOM**

7' 4" x 2' 7" (2.24m x 0.79m) WC, sink, shower cubicle tiled splash backs, radiator.

**BEDROOM THREE - FRONT LEFT**

8' 9" x 10' 3" (2.67m x 3.12m) Window to front aspect, radiator.

**BEDROOM FOUR - FRONT RIGHT**

11' 8" x 9' (3.56m x 2.74m) Window to front aspect, radiator.

**BEDROOM FIVE - REAR**

12' 1" narrowing to 7' 1" x 12' narrowing to 5' 6" (3.68m x 3.66m) Window to rear aspect, radiator.



Tel: 0117 9244008

Email: [info@urbanpropertybristol.co.uk](mailto:info@urbanpropertybristol.co.uk)

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