



£3,475 pcm

First & Second Floor Flat, 70 Gloucester Rd, Bishopston,
Bristol, BS7 8BH

URBAN
PROPERTY
0117 9244008

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STUDENT 2026 – AVAILABLE JUNE 2026 - FURNISHED FIVE-BEDROOM SPACIOUS MAISONETTE
(1st & 2nd Floor) Vibrant & Busy Gloucester Rd (A38). Large lounge/kitchen area, private rear
BALCONY, modern kitchen, two shower rooms.5-Week Deposit.12-Month Stay. EPC E. Council Tax B

STUDENT 2026 - SPACIOUS MAISONETTE | FIVE-Furnished Double Bedrooms - Open Plan Spacious Kitchen/Lounge | Two Modern Shower
Rooms | Private Sunny Rear BALCONY | Gas Central Heating & Double Glazing
Furnished Rooms with Double Bed, Wardrobe, Desk and Chair | Bike & Bin Storage Area | STUDENTS ONLY | 5-Week Deposit. 12- Month Stay.
Available June 2026 | EPC E. Council Tax B.



DESCRIPTION

STUDENT 2026 – FIVE-BEDROOM STUDENT MAISONETTE
(1st & 2nd Floor) - STUDENTS ONLY - Fantastic modern
five double bedroom furnished maisonette located on
the busy and vibrant Gloucester Road (A38) in Bishopston
with its mixture of independent shops, cafes/bars and
being within easy reach of Montpelier Railway Station,
City Centre and with-in easy reach of UWE and Bristol
University.

Urban Property is pleased to bring to the 2026 student
rental market this first & second floor five double
bedroom furnished maisonette available June 2026.

Arranged over two levels the modern accommodation
comprises, entrance hallway with bike/bin storage area,
stairs lead to the first floor with two double furnished
bedrooms, modern white suite shower room, large
lounge/kitchen with modern matching wall and base
units, white goods, leather sofa and dining table & chairs,
access to the private rear west facing wooden balcony
area.

To the second floor you will find a second white suite
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 bike/bin storage, gas central heating & double glazing.

Available Mid-June 2026 – Date TBC to Mature students only on a furnished basis. (FIVE x full time students),

NO Children, STRICTLY NO Smoking, NO Drugs, NO Couples. Unsuitable for pets. NO Parking offered. On street parking only is available in the local area.

12-Month Stay, 5-Week Deposit. EPC Rating E, 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 – Students 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. +£125,100 pa (36 x rent / 5 = +£25,020 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 +£25,020 pp 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 9244 008.

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, or If you cannot provide a suitable guarantor you will need to use a guarantor service such as housing hand or negotiate with the landlord to pay all rent in advance (note this may change in the future due to the governments proposed renters rights bill), plus your share of the needed 05-week deposit.



Guarantor Service | Housing Hand - Rent Guarantor Providers



<https://housinghand.co.uk/guarantor-service/>

For more Information, register your details and arrange a viewing call the Bishopston team on 0117 924 4008 !!

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.

TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 1-week holding deposit (£801.92), rent and a 5-week security deposit (£4009.61) that will be payable before the tenancy starts.



Tel: 0117 9244008

Email: info@urbanpropertybristol.co.uk

82a Gloucester Road, Bishopston, Bristol, BS7 8BN

