



£3,625 pcm – No Bills.

Ground Floor Flat, 235a Gloucester Road, Bishopston,  
Bristol, BS7 8NR







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STUDENT 2025 – MODERN 05-BEDROOM FURNISHED STUDENT MAISONETTE - 3rd & 4th Year Students Only - Vibrant & Busy Gloucester Rd (A38) in Bishopston. Large lounge area, kitchen, 2 shower rooms, garden, bike storage. 05-Week Deposit. 11-Month Stay - Thurs 17th July 25 & ends Tues 16th June 26. EPC D. CTax A.

STUDENT 2025 FLAT WITH COURTYARD - 3rd & 4th Year Only | Modern Five Bedroom Furnished Maisonette and Two Modern Shower Rooms | Large Furnished Lounge with Modern Kitchen Area | Small rear two level garden/yard, Bike Storage/room & Optional Parking to the front - Charged Extra | EPC D. Council Tax A. No Parking Offered  
Double Glazing & Gas Central Heating | Great for UWE & Bristol University | 3RD & 4TH YEAR STUDENTS ONLY | UK Based Guarantors Will Be Required | 05-Week Deposit. 11-Month Stay - Thursday 17th July 2025 & ends Tuesday 16th June 2026



STUDENT 2025 – 05-BEDROOM FURNISHED MAISONETTE WITH OUTSIDE SPACE - 3rd and Final Year Students Only - 11-Month Stay - Thursday 17th July 2025 & ends Tuesday 16th June 2026.

A fantastic modern five double bedroom furnished maisonette (Ground & 1st Floor) located on the busy and vibrant Gloucester Road (A38) in Bishopston with its mixture of independent shops, cafes/bars & being within easy reach of Montpelier Railway Station, City Centre & with-in easy reach of Bristol University & UWE via excellent bus routes. Urban Property is pleased to bring to the student 2025 rental market this ground & first floor five double bedroom maisonette available from Thursday 17th July 2025 & ends Tuesday 16th June 2026.

Arranged over two levels the modern accommodation comprises, entrance hallway leading to the ground floor with two double furnished bedrooms, modern white suite shower room, open plan large lounge/kitchen with modern matching wall and base units, white goods, leather sofas, dining table & chairs, access to the rear communal garden/courtyard area. To the first floor you will find a second modern shower room & a further three furnished double bedrooms, all bedrooms come with numerous electrical sockets, radiator & modern double-glazed windows. Each double bedroom will have a double bed, wardrobe, desk, chair & neutral carpets & decorations. Boasting gas central heating, double glazing, bike storage area, parking at an additional cost is found to the front of the property.

Available Thursday 17th July 2025 ending Tuesday 16th 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. (05 x full time student tenants only). Unsuitable for pets. NO Parking offered. On street parking only is available in the local area. The landlord rents off street parking spaces to the front of the property at an extra cost. (Cost TBC). 11-Month Stay. Thursday 17th







July 2025 ending Tuesday 16th June 2026. 05-Week Deposit. EPC Rating D, Council Tax Band A – Bristol City Council.

All 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 flat will be professionally deep cleaned on entry. The landlord expectation is for the flat 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.  $+\pounds 130,500$  pa ( $36 \times \text{rent} / 5 = +\pounds 26,100$  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  $+\pounds 26,100$  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 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 – 12362235001.

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 – Maisonette.

Property construction – Brick.

Number and types of rooms – 05-Bedrooms. 02-Shower Rooms 01-

Kitchen/Diner/Lounge. 02-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=BS78NR&uprn=52022>

he 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 Not available Not available Unlikely

Ultrafast 1000 Mbps 220 Mbps Good

Networks in your area - 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

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

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=BS78NR&uprn=349015>

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 Likely

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, 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 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

New building to provide 2 no. residential flats with refuse/recycling, cycle storage and associated development.

229 - 231 Gloucester Road Bishopston Bristol BS7 8NR

Ref. No: 23/01382/F | Validated: Mon 17 Apr 2023 | Status: Unknown

Application to approved details in relation to condition 5 (Voltaic Panels) of permission 13/05866/F Conversion of existing 3-storey maisonette and office to form 4 no. 1-bed flats with associated cycle and refuse storage.

Show more description

233 Gloucester Road Bishopston Bristol BS7 8NR

Ref. No: 16/05625/COND | Validated: Mon 17 Oct 2016 | Status:

Decided

Accessibility/adaptations – Steps to front, rear and inside to accesses upper and lower bedrooms.

Coalfield or mining area – no

Energy Performance Certificate rating (EPC) D - Certificate number – 8090-8058-6029-2606-8913.

### TENANT INFORMATION

Please note Urban Property Bristol has been instructed as a let only agent by the landlord, we have been instructed to advertise the property, carry out viewings, relay offers to the landlord, prepare all tenancy paperwork and complete referencing checks on tenants and their guarantors only.

**ENTRANCE HALL**

18' 1" x 5' 11" (5.51m x 1.8m) Entrance door, stairs to lower and upper level, doors leading to rooms.

**LOUNGE/KITCHEN**

15' 4" into bay narrowing to 12' x 16' 1" (4.67m x 4.9m) Double glazed bay window to front aspect, wooden laminate style flooring.

Kitchen area comprising matching wall and base units, rolled edge work top surfaces, sink, tiled splash backs, built-in hob, oven and extractor hood, fridge freezer, washing machine, wall mounted gas combination boiler.

**LOWER LEVEL****BEDROOM ONE - LEFT**

11' 5" x 7' 8" (3.48m x 2.34m) Door to rear aspect, radiator.

**BEDROOM TWO - RIGHT**

11' 6" x 7' 8" (3.51m x 2.34m) Door to rear aspect, radiator.

**SHOWER ROOM**

6' narrowing to 4' 5" x 5' 1" (1.83m x 1.55m) Shower cubicle, WC, sink, radiator, extractor fan, tiled splash backs.

**UPPER LEVEL****SHOWER ROOM**

4' 10" x 5' 7" (1.47m x 1.7m) Shower cubicle, WC, sink, radiator, extractor fan, tiled splash backs.

**BEDROOM THREE - RIGHT**

12' 1" x 7' 7" (3.68m x 2.31m) Door to rear aspect and balcony, radiator.

**BEDROOM FOUR - MIDDLE**

11' 9" x 7' 11" (3.58m x 2.41m) Door to rear aspect and balcony, radiator.

**BEDROOM FIVE - LEFT**

13' 1" x 10' 8" into bay (3.99m x 3.25m) Double glazed window to side aspect, steps down to bedroom, radiator.

**GARDEN**

Split level garden, patio areas.



**Tel: 0117 9244008**

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

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

