



£4,350 pcm - No Bills.

First & Second Floor Flat, 235b Gloucester Road,  
Bishopston, BS7 8NR





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Bristol, BS7 8NR

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STUDENT 2025 – FURNISHED 06-BED MAISONETTE (1st & 2nd Floor) - Mature 3rd & 4th Year Students Only – Vibrant Gloucester Rd (A38). Open plan lounge area/modern kitchen, two shower rooms. Bike storage. Available July 2025. 11-Month Stay-Thurs 17th July 25 & ends Tues 16th June 26. EPC B. CTax A.

STUDENT 2025 - FURNISHED MAISONETTE - 3rd & Final Year Students Only | 06 x Double Bedroom Student Property - Great Location | Modern Fitted Kitchen & Spacious Open Plan Lounge | Fully Furnished | 2 Shower Rooms - EPC B. Council Tax A. 05-Week Deposit Bike Storage & Optional Parking - Charged Extra | Double Glazing & Gas Central Heating | 3rd & 4th Year Students Only | UK Based Guarantors Will Be Required. | 11-Month Stay-Thurs 17th July 25 & ends Tues 16th June 26.



STUDENT 2025 - 6 x BEDROOM FURNISHED MAISONETTE - 3rd & Final Year Students Only - A fantastic six double bedroom furnished student maisonette (1st & 2nd Floor) located on the busy & vibrant Gloucester Rd (A38) in the heart of Bishopston with its mixture of independent shops, cafes/bars & being within easy reach of Montpelier Railway Station, the City Centre & within easy reach of UWE & Bristol University. EPC B & Council Tax A.

Urban Property Bristol bring to the student 2025 rental market a six double bedroom furnished maisonette available from Thursday 17th July 2025 & ends Tuesday 16th June 2026. 11-Month Stay.

Arranged over two levels the modern accommodation comprises, entrance hallway with stairs leading up 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, modern sofas, dining table & chairs. To the second floor you will find a second modern shower room & a further four furnished double bedrooms, all bedrooms come with numerous electrical sockets, radiator & modern double-glazed window. Each double bedroom will have a bed, wardrobe, desk, chair & neutral carpets & decorations. Benefiting from gas central heating, double glazing and outside front bike storage stands.

Available Thursday 17th July 2025 & ends Tuesday 16th June 2026 to Mature full time 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 is offered with the property. On street parking only is available in the local area. Optional parking found to the front of the building – Extra charges to be negotiated with the Landlord. 11-Month Stay, Thursday 17th July 2025 & ends Tuesday 16th June 2026. 05-Week Deposit. EPC Rating B, Council Tax Band A – Bristol City Council.

All tenants must be students 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 form 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. +£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 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. 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/>

#### **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 – 12362235012.

All tenants must be students in full time education for the term of the tenancy and must apply to the local council for council tax exemption, paying any council tax due in full before exit.

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**

Information that should be established for all properties.

Property type –Maisonette Flat.

Property construction – Brick and Tiles.

Number and types of rooms – 06-Bedrooms. 02-Shower rooms. 01-Kitchen/Diner/Lounge. Halls/Stairs/landings.

Electricity supply - Mains Supplied.

Water supply - Mains Supplied.

Sewerage – Mains Supplied.

Heating – Gas Central Heating – Gas combination boiler – kitchen.

Broadband Check – Ofcom

View broadband availability - Ofcom Checker title

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

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 speed	upload speed	Availability
Standard	16 Mbps	1 Mbps	Good
Superfast	Not available	Not available	Unlikely
Ultrafast	1000 Mbps	220 Mbps	Good

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 – Mobile Phone Check – Ofcom

View mobile availability - Ofcom Checker

<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.

#### 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 – None – Steps lead up from ground floor to first floor accommodation and up again to second floor accommodation.

Coalfield or mining area - no

Energy Performance Certificate rating (EPC) – Band B - Certificate number – 0020-2064-0331-8009-0953.

#### 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**

5' 8" x 11' 8" (1.73m x 3.56m) Front door, understairs storage area, stairs to first floor.

**FIRST FLOOR LANDING**

8' 11" narrowing to 5' 7" x 11' 7" (2.72m x 3.53m) Doors to rooms, understairs storage area, stairs to top floor

**LOUNGE**

15' into bay narrowing to 12' 10' x 16' 6" (4.57m x 5.03m) Bay window to front, radiator, archway to kitchen area.

**KITCHEN**

5' 4" x 10' 6" (1.63m x 3.2m) Matching wall and base units, rolled edge work top surfaces, sink, fridge/freezer, hob, oven extractor, washing machine.

**BEDROOM ONE - RIGHT**

12' 8" x 10' 2" (3.86m x 3.1m) Window, radiator.

**BEDROOM TWO - LEFT**

13' narrowing to 9' 4' x 7' 2" (3.96m x 2.18m) Window, radiator.

**SHOWER ROOM**

5' 11" x 4' 11" (1.8m x 1.5m) WC, sink, shower cubicle.

**TOP FLOOR LANDING**

5' 2" x 10' 8" (1.57m x 3.25m) Doors to rooms.

**BEDROOM THREE - LEFT HAND SIDE**

12' 6" x 8' 9" (3.81m x 2.67m) Window, radiator.

**BEDROOM FOUR - LEFT HAND SIDE**

12' 6" x 7' 8" (3.81m x 2.34m) Window, radiator.

**SHOWER ROOM**

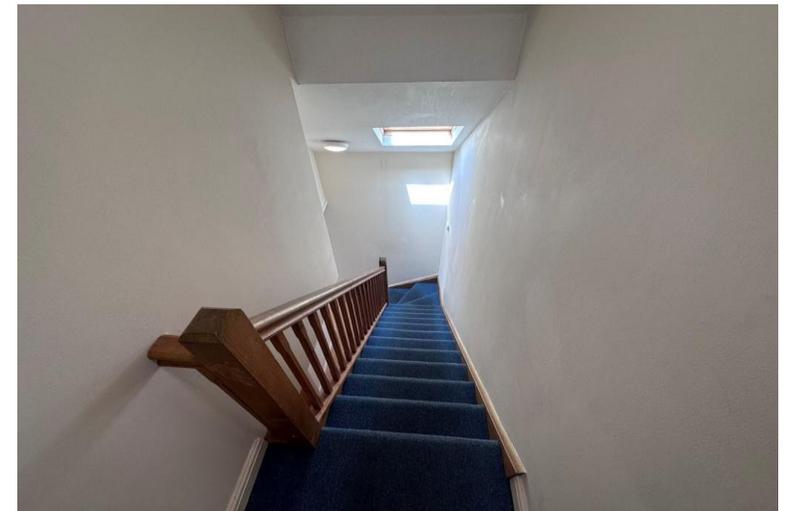
5' x 5' 5" (1.52m x 1.65m) Window, WC, sink, shower cubicle, radiator.

**BEDROOM FIVE - RIGHT HAND SIDE**

12' 8" x 8' 4" (3.86m x 2.54m) Window, radiator.

**BEDROOM SIX - RIGHT HAND SIDE**

12' 8" x 7' 8" (3.86m x 2.34m) Window, radiator.



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