



£1,595 pcm – No Bills.

29 Mogg Street, St Werburghs,  
Bristol, BS2 9UB







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AVAILABLE NOW - Guarantors Required - NEW CARPETS, Two Double Bedroom Unfurnished Home - Lounge with Bay Window, Kitchen/Diner with Breakfast Bar, White Goods, Two Double Bedroom, Bathroom. South West Rear Updated Garden. DG & GCH. Two Professional Tenants Only. EPC D. Council Tax B.05-Week Deposit.

EMPTY & Available Now - Two Double Bedroom House | Lounge with Bay Window | Kitchen/Diner with White Goods | First Floor Bathroom | 05-Week Deposit. 12-Month Stay. EPC D. Council Tax B  
NEW CARPETS - Double Glazing & Gas Central Heating | South West Facing Updated Rear Garden | Unfurnished with White Goods | Guarantors required for each tenant | No Smokers, No Students - Max Two Professional Tenants Only



EMPTY & AVAILABLE NOW - New Carpets - Two-bedroom Victorian terraced house on Mogg Street in St. Werburghs, offered unfurnished with white goods.

EPC D. Council Tax B (Bristol) 05-Week Deposit. 12-Month Stay. No Bills Included. The house is set in a great location in the heart of St. Werburghs and is surrounded by amenities as well as regular public transport links and offers great motorway access.

The accommodation briefly comprises entrance hall, lounge with double glazed bay window, full width kitchen/diner overlooking the Southwest facing recently updated rear garden. To the first floor you will find two double bedrooms and a good-sized bathroom with a shower fitting over the bath.

The property benefits from: new modern carpets, neutral decorations, gas central heating with combination boiler, double glazing, white goods (hob & oven, extractor hood, half sized under counter fridge, washing machine).

NB. The landlord has requested that each tenant supply a UK based employed homeowner to act as a guarantor for the term of the tenancy.

Property maintenance. Tenants must immediately let the landlord know of any issues requiring maintenance attention. Call, Text and email. The landlord expectation is for the property to be returned in the same condition as on check-in with the property being deep cleaned to a professional standard on exit with newly fitted carpets shampooed.

05-Week Deposit – 12-Month Stay. Two Professional Tenants Only. Guarantors Required. Unfurnished. Available Now. NO SMOKERS, NO STUDENTS. Two tenants maximum.

Council Tax Band B (Bristol City Council -16136029003) and EPC Rating







D. (2116-1246-0195-6422-9426). Broadband – Normal Supply, Mobile Phone Coverage – Normal Supply. Please check on viewing. Ideal for one or two professional tenants or a professional couple only due to the Bristol City additional licence scheme, the landlord can only allow two tenants to live in the property. Maximum of Two Professional Tenants on Full Time Permanent Contracts Only. Each tenant will need to earn +£23,925 pa each. (Combined earnings +£47,850 pa or total earnings for one tenant only).

NB. To pass standard referencing - An annual combined household income of approx. +£47,850 pa (30 x rent +£47,850 pa / 2 = +£23,925 pp pa) from full time permanent employment or pension income will be needed to pass reference checks. (References required – affordability check, employment check, previous landlord, credit check, ID check, government right to rent check). If you are not in full time permanent employment e.g., part time, student, self-employed, zero-hour, bank staff, agency, short term contract, fixed term contract less than the length of the tenancy period offered 12-months, just starting a new job or CEO of a company or director of a company please contact the office before booking a viewing.

NB. The landlord has requested that each tenant provides a separate UK based employed homeowner to act as a guarantor for their stay at the property. With annual household income of 36 x the rent (combined +£57,420 pa / 2 = +£28,710 pa pp) from permanent employment, untouched cash savings or pension income will be needed to pass reference checks. (References required – affordability check, employment check, ID check, credit check. UK based homeowner). If you cannot pass referencing or 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/>

#### ENTRANCE VESTIBULE

3' 6" x 3' (1.07m x 0.91m)

#### ENTRANCE HALL

10' 2" x 3' (3.1m x 0.91m)

#### LOUNGE

12' 4" into Bay (10' 5") x 11' 8" (3.76m x 3.56m)

#### KITCHEN/DINER

15' 5" narrowing to 12' 2" x 15' 1" (4.7m x 4.6m)

#### FIRST FLOOR LANDING

10' 11" narrowing to 8' 8" x 5' 8" (3.33m x 1.73m)

#### BEDROOM ONE

10' 7" x 15' 2" (3.23m x 4.62m)

BEDROOM TWO

#### BATHROOM

12' 3" x 6' 3" (3.73m x 1.91m)



REAR GARDEN  
22' 9" (6.93m).

**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 – 16136029003  
Asking price - £1595.00 pcm - No Bills Included.  
Deposit – 05-Weeks - £1840.38.  
\*Tenure – Freehold/Leasehold  
Service charges - £  
Management fees - £  
Ground rents - £  
Estate changes - £  
Other Charges due relating to the building or property - £

**Part B**

Property type – Victorian Two-Level Middle Terrace House.  
Property construction – Brick and tiled roof.  
Number and types of rooms – 02-Bedrooms. 01-Bathroom. 01-Kitchen/Diner. 01-Lounge. 02-levels halls/stairs/landings. 01-Rear Garden.  
Electricity supply - Mains Supplied.  
Water supply - Mains Supplied.  
Sewerage – Mains Supplied.  
Heating – Gas Central Heating – Gas combination boiler. (Bathroom).  
Broadband – Availability.  
Question – Please confirm if fibre is supplied direct to the property or just to the green cabinet –

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

Ofcom Broadband Coverage Check

View broadband availability - Ofcom Checker title  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=BS29UB&uprn=66714>

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	8 Mbps	0.9 Mbps	Good





Superfast	71 Mbps	20 Mbps	Good
Ultrafast	1800 Mbps	220 Mbps	Good

Mobile signal/coverage – Availability.

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

Ofcom Mobile Phone Coverage Check

View mobile availability - Ofcom Checker

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=BS29UB&uprn=66714>

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: December 2024, based on the latest data available to Ofcom.

Provider	Voice	Data
EE	Limited	Limited
Three	Limited	Limited
O2	Likely	Likely
Vodafone	Likely	Likely

Parking – No parking supplied – On street parking only.

### Part C

Building safety - Any improvements and issues reported in the last 10 years -

Restrictions with building and lease -

Rights and easements -

Flood risk -

Coastal erosion risk -

Planning permission –

Ref. No: 23/00097/CP

Ref. No: 18/01567/CP

Ref. No: 85/02299/H

Accessibility/adaptations –

Coalfield or mining area –

Energy Performance Certificate rating (EPC) – D - Certificate number – 2116-1246-0195-6422-9426.

### TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 01 week holding deposit (£368.07), rent and a 05-week security deposit (£1840.38) that will be payable before the tenancy starts.



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