



£1350 pcm – No Bills Included.

17 Wellesley Mews, Westbury-On-Trym,
Bristol, BS10 5DJ





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AVAILABLE MAY 2025. UNFURNISHED. Exclusive ECO development. Modern contemporary upper level TWO DOUBLE bedroom maisonette. Minutes from SOUTHMEAD HOSPITAL, easy reach of Whiteladies Rd, Henleaze Rd, Westbury Village & the vibrant Gloucester Rd (A38). 01 x Parking. DG. GCH. EPC C Council Tax B.

AVAILABLE MAY 2025 - Modern Two-Level ECO Apartment | Unfurnished & Well Presented | Two Double Bedrooms | Duplex Apartment - Top Floor Open Plan Lounge/Diner/Kitchen | Modern Kitchen Area with Appliances
Spacious Lounge/Diner with Balcony | Modern Decorations & Flooring's | Double Glazing & Gas Central Heating | 01 x Allocated Private Parking Space | EPC C & Council Tax B - 12-Month Stay. 05-Week Deposit



A modern unfurnished maisonette is situated in a development of 23 ECO friendly dwellings arranged in three blocks comprising a range of flats, maisonettes and mews houses. The property is superbly presented throughout and offers a spacious entrance hallway with wooden flooring, two lower floor double bedrooms and a modern bathroom. On the second floor the spacious living accommodation offers an open plan, light and airy feel with large double glazed patio doors providing access to a private balcony with space for outside table, chairs and BBQ. The lounge area boasts wooden flooring, with the kitchen/diner boasting integral appliances, modern units and solid wooden worktops.

Further benefits include modern decorations & flooring's, gas central heating, double-glazing, off-street parking for one car, high quality Danish windows with ventilation improving indoor climate and condensation levels, smoke, heat alarms and sprinkler system. This superb property is situated within close proximity to Southmead Hospital, Airbus, Royal Mail and Rolls Royce and is within easy reach of the M32/M4/M5 motorway network and Henbury, Abbey Wood and Bristol Parkway railway stations .

NB. The landlord may request 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.

Ideal for one or two professional tenants only. Professional Couple, Two Sharers, Small Family (2 x adults and 1 x child). Two adult tenants maximum due to the local council licensing scheme, the landlord can only allow two adult tenants to live in the property. Guarantors may be required. Unfurnished – White Goods Included. Available May 2025. NO SMOKERS, NO STUDENTS. 05-Week Deposit – 12-Month





Stay. No Bills Included. Council Tax Band B (Bristol City Council - 29648017001) and EPC Rating C. (5334-7529-5300-0245-3206). Broadband – Normal Supply, Mobile Phone Coverage – Normal Supply. Please check on viewing.

NB. To pass standard referencing - An annual combined household income of approx. +£40,500 pa (30 x rent +£40,500 pa / 2 = +£20,250 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 may require each tenant to provide 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 +£48,600 pa / 2 = +£24,300 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/>

LOWER ENTRANCE HALLWAY

BEDROOM ONE - 13' 0" x 9' 11" (3.96m x 3.02m).

BEDROOM TWO - 8' 7" x 14' 7" (2.62m x 4.44m).

BATHROOM - 10' 3" x 5' 6" (3.12m x 1.68m).

TOP FLOOR LANDING

LOUNGE/KITCHEN - 17' 2" Max x 14' 4" Max (5.23m x 4.37m).

BALCONY - 3' 0" x 10' 0" (0.91m x 3.05m).

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 – 29648017001

Asking price - £1350.00 pcm – No Bills.

Deposit – 05-Weeks - £1557.69.



*Tenure – Leasehold
 Service charges - £1300
 Management fees - £
 Ground rents - £200
 Estate changes - £

Part B

Property type – Two Level Middle Terrace Duplex Maisonette.
 Property construction – Brick & Tiled roof.
 Number and types of rooms – 02-Bedrooms. 01-Bathroom. 01-Kitchens/lounge/diner. 02-levels halls/stairs/landings.
 Electricity supply - Mains Supplied.
 Water supply - Mains Supplied.
 Sewerage – Mains Supplied.
 Heating – Gas Central Heating – Gas combination boiler.

Broadband – Availability.

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

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=BS105DJ&uprn=317184>

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	11 Mbps	0.9 Mbps	Good
Superfast	77 Mbps	20 Mbps	Good
Ultrafast	1000 Mbps	100 Mbps	Good

Networks in your area - Openreach, Virgin Media

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 fibre is supplied direct to the property.

Mobile signal/coverage – Availability.

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

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=BS105DJ&uprn=317184>

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	Likely	Limited
O2	Likely	Limited
Vodafone	Limited	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.

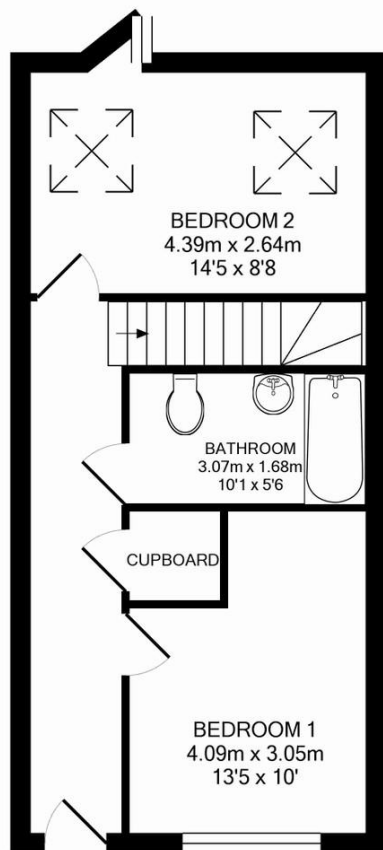
Parking – 01 x allocated space (17) at the front of the property left hand side of staircase.

Part C

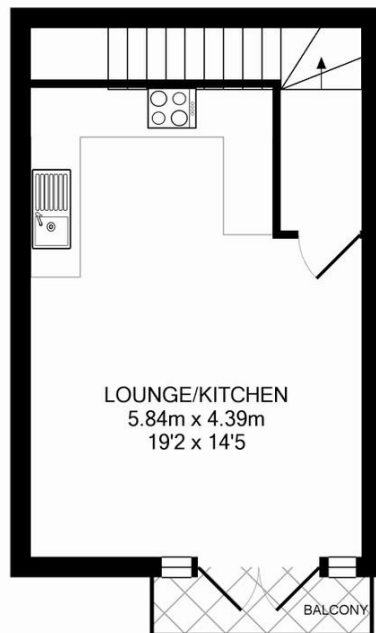
Building safety - Any improvements and issues reported in the last 10 years – roof improvements carries out also to communal external stair cases and walkways
Restrictions with building and lease – see lease
Rights and easements – no
Flood risk – no
Coastal erosion risk – no
Planning permission – none.
Accessibility/adaptations – no
Coalfield or mining area – no
Energy Performance Certificate rating (EPC) – C - Certificate number – 5334-7529-5300-0245-3206

TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 01 week holding deposit (£311.58), rent and a 05-week security deposit (£1557.69) that will be payable before the tenancy starts.



GROUND FLOOR



1ST FLOOR

Made with Metropix ©2014



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