



£550 pcm – No TV Licence or Broadband.

Ground Floor Front Double, 26 York Avenue, Ashley Down,  
Bristol, BS7 9LH







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ROOM LET - Basic furnished ground floor double room let. Popular area of Ashley Down, close to the vibrant Gloucester Rd (A38). Within easy reach of the M32 & City Centre. Most Bills Included (Not TV licence) Excluding Broadband (shared with other tenants). EPC D. CTax C. 06-Month Stay. 05-Week Deposit.

ROOM LET - SHARED HOUSE - Furnished Ground Floor Front Double Room | All Bills Included Excluding TV licence, Broadband/Internet (costs shared between tenants). | Basic White Suite Shower Room | Communal Fitted Kitchen with White Goods | Available Late February 2025  
Gas Central Heating & Partial Double Glazing | Close to Gloucester Road (A38) | Communal Dining Area | No Smokers, No Sharers, No Students, No Couples. Maximum 01 x Professional Tenant Only. | .05-Week Deposit. 06-Month Contract/Stay. EPC D, Council Tax C.



SHARED HOUSE - ROOM LET - SINGLE OCCUPANCY - AVAILABLE LATE FEBRUARY 2025 - FURNISHED ROOM LET MOST BILLS INCLUDED!!! - NOT TV Licence & Broadband. A basic furnished double room let located in the popular area of Ashley Down, being 10 minutes' walk for the busy & vibrant Gloucester Road (A38) and the main shopping area at Bishopston with its mix of independent shops, café/bars, restaurants, within easy reach of Bristol University and UWE.

Urban Property Bristol are pleased to bring to the rental market this basic furnished ground floor front double bedroom set in a four bedroom shared house, the accommodation comprises; entrance hallway, shared rear breakfast/dining room with tables and chairs, shared fitted kitchen with white goods and shared basic first floor shower room – All shared between four tenants.

The basic ground floor front furnished double bedroom offers a double bed, wardrobe, desk, sofa, chair, chest of drawers, shelving, double glazed window, radiator.

The property boasts a shared small rear garden, gas central heating and partial double glazing. Furnished, available late February 2025 and includes all bills apart from TV licence (Not included communal or bedroom) and tenant shared broadband, with the broadband costs that will be shared with the other tenants in the house. (No TV licence or Broadband Included).

No parking supplied, local on road parking only. 05-Week Deposit. 06-Month Contract/Stay. Available Late February 2025. NO CHILDREN, NO SMOKERS, NO COUPLES, NO STUDENTS. Not suitable for pets. Required 01 x Professional Tenant Only earning +£16,500 pa in full time permanent employment. MAXIMUM OF ONE PROFESSIONAL TENANT ONLY IN FULL TIME EMPLOYMENT - STRICTLY NO STUDENTS. Due to the local council HMO and BCC additional licence scheme, the landlord can only accept a maximum of one tenant to live in each double bedroom. The property and its communal facilities are shared





with four professional tenants only. (One tenant only per double bedroom). On exit the Landlord expectation is for the bedroom to be returned to the same condition as per check-in, with no damage and being deep cleaned. Property maintenance. Tenants must immediately let the landlord know of any issues requiring maintenance attention. Text and telephone call.

NB. To pass standard referencing - An annual combined household income of approx. +£16,500 pa (30 x rent £16,500 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 06-months, just starting a new job or CEO of a company or director of a company please contact the office before booking a viewing. Subject to references, a UK based employed UK based homeowner may be required to act as a guarantor. With annual household income of 36 x the rent (+£19,800 pa) from permanent employment or pension income will be needed to pass reference checks. (References required – affordability check, employment check, ID check, credit check). 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 the needed 05-week deposit.

Guarantor Service | Housing Hand - Rent Guarantor Providers - <https://housinghand.co.uk/guarantor-service/>

#### **LOUNGE/DINER**

12' x 8' 6" (3.66m x 2.59m) Single glazed window to side, seating area, door leading into kitchen.

#### **KITCHEN**

11' 10" x 8' 9" (3.61m x 2.67m) Double glazed window to side and rear, range of wall and base units with worktop surfaces over, sink unit, tiled splashbacks, gas cooker point, fridge/freezer, plumbing for washing machine, tiled floor.

#### **BEDROOM - GFFD**

16' 4" into bay x 13' 1" (4.98m x 3.99m) Double glazed bay window to front, radiator, ceiling cornice, furniture to include: double bed, wardrobe, corner desk unit, chair, chest of drawers, wall mounted shelving.

#### **PARKING INFORMATION**

No parking is supplied with the property, on road parking only.







### **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 C – Bristol City – Reference – 14663026003.

Asking price - £550 pcm

Included within the rent the landlord will pay for and supply all furniture. Bills including gas, electric, water/sewage, landlord pays council tax, NOT broadband – shared between 4 x tenants, NOT TV licence.

Deposit – 05-Weeks - £634.61

\*Tenure – Freehold/Leasehold.

Service charges - £

Management fees - £

Ground rents - £

Estate changes - £

Other Charges due relating to the building or property - £

#### **Part B**

Property type – 2-Level Middle Terrace House – 04-Bedroom Shared House.

Property construction – Brick with tiled roof.

Number and types of rooms – 04-Bedrooms. 01-Shower room. 01-Kitchen.

01-Dining Area. 02-levels, halls/stairs/landings. 01-Landlord Storage Room. Gardens.

Electricity supply - Mains Supplied.

Water supply - Mains Supplied.

Sewerage – Mains Supplied.

Heating – Gas Central Heating.

Broadband – Availability.

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

### **Ofcom Broadband Check**

View broadband availability - Ofcom Checker title

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=BS79LH&uprn=47734>

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	6 Mbps	0.7 Mbps	Good
Superfast	76 Mbps	20 Mbps	Good
Ultrafast	10000 Mbps	10000 Mbps	Good

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

#### Ofcom Mobile phone coverage

View mobile availability - Ofcom Checker  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=BS79LH&uprn=47734>

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	Likely
O2	Limited	Limited
Vodafone	Likely	Likely

Parking – No parking supplied – On road parking in local area.

#### 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 –

Accessibility/adaptations – None – Steps to front door.

Coalfield or mining area –

Energy Performance Certificate rating (EPC) – D - Certificate number – 8095-2094-2129-4707-4253.

#### TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 01-week holding deposit (£126.92), rent and a 05-week security deposit (£634.62) that will be payable before the tenancy starts.

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