



£2000 pcm – No Bills.

93 Station Road, Filton,
Bristol, BS34 7JN





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£2,000 pcm

STUDENT 2025 - Urban Property present this well-presented part furnished 4-bedroom semi-detached home, minutes from Filton Abbey Wood, UWE & Airbus. Close to the busy Gloucester Rd (A38). UK based guarantors will be required. Available 19th July. 12-Month Stay. 05-Week Deposit. EPC C. CTax Band B.

Student Let 2025 - 4 Bedroom House | Close to UWE, Rolls Royce & Airbus | 4 Good Sized Bedrooms | Part Furnished. Available 19th July 2025
| Kitchen & Bathroom
3 Doubles & 1 Single Bedroom | Part Double Glazing & Gas Central Heating | No Parking Supplied - EPC C - Council Tax B | 05-Week Deposit.
12-Month Stay | 3rd & 4th Year Students Only - UK Based Guarantors Will Be Required.



STUDENT 2025 - Available 19th July 2025 until 18th July 2026 – 4-Bedroom Part Furnished Student House. No Bills Included. 12-Month Stay. 05-Week Deposit. 3rd or 4th Year Students Only. Urban Property are pleased to bring to the rental market this well presented 4-bedroom semi-detached home situated in the popular location of Filton (BS34). Set within close proximity to the busy Gloucester Road (A38), Southmead Hospital, The Ministry of Defence (MOD), 'AXA Sunlife', 'Hewlett Packard', Airbus and the various business parks within Stoke Gifford.

The property is also well placed for various commuter routes being approx. 01-mile away from Bristol Parkway Railway Station offering regular train services to London, South Wales and the Midlands, and is also handy for the M4 and M5 Motorway network. In brief the property comprises entrance hall, ground floor lounge/double bedroom 4, separate rear facing dining room, fitted kitchen with white goods all found to the ground floor with 3 bedrooms (two doubles and one single) and a fitted bathroom with bath and shower being located on the first floor. Benefits include, gas central heating, partial secondary & double glazing and boasting a rear garden. No parking is offered with the property, but to the front of the property, you will find plenty of on road parking. Offered Part Furnished (beds, wardrobes, desks, and chairs in the three double bedrooms only & white goods included – cooker, washing machine and fridge/freezer). Available 19th July 2025 until 18th July 2026 – 12-Month Stay required, 05-Week Deposit. EPC Rating C. Council Tax Band B – South Gloucestershire. 543160930.

Maximum of 4 x Mature Students Only – 3rd & 4th Year Students ONLY - No 1st year Students, No Smokers, No Sharers, No Couples, No Children, No Professionals. Unsuitable for Pets. (Maximum of 4 x Student Tenants Only). Students must be in full time education for the term of the tenancy and must apply to the local council for council tax exemption. Council Tax Band B – ref 543160930. 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 landlords 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. 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.

Students must be in full time education for the term on the tenancy and apply to the local council for council tax exemption. (Council tax band B – South Gloucestershire Council). If the tenant/s are not in full time education and are unable to apply for council tax exemption/discount, they will need to contact the local council and agree to pay any council tax due for their stay at the property providing the landlord evidence of payment.

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. +£72,000 pa (36 x rent/ 3 = £24,000 pp pa – based on three tenants only) 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 (own their own property, not a tenant in rented accommodation) in full time permanent employment or pension income, earning +£24,000 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.

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/>

PROPERTY INFORMATION

HALLWAY 11' 1" x 6' 6" (3.38m x 1.98m).

LOUNGE (bedroom four) 14' 10" x 11' (4.52m x 3.35m).

DINING ROOM 9' 9" x 8' 9" (2.97m x 2.67m).

KITCHEN 11' 6" x 10' 1" (3.51m x 3.07m).

LANDING 7' 7" x 6' 9" (2.31m x 2.06m).

BEDROOM ONE 11' 8" x 11' 1" (3.56m x 3.38m).

BEDROOM TWO 15' 2" x 10' 3" (4.62m x 3.12m).

BEDROOM THREE 9' 11" x 8' 1" (3.02m x 2.46m).

BATHROOM 6' 5" x 5' 8" (1.96m x 1.73m).

FRONT GARDEN - Hedges, lawn with flower beds, path with step leading to entrance door.

REAR GARDEN 39' (approx.) -Hedges, lawn with steps down to path and patio area.

MATERIAL INFORMATION.

Part A

Council Tax / Domestic Rates – Council tax band B – South Gloucestershire– Reference – 543160930.

Asking price - £2000.00 pcm – No bills included. Students need to apply for student exemption with South Gloucestershire Council or pay all council tax due.

Deposit 05-weeks - £2307.69.

*Tenure – THE PROPERTY IS FREEHOLD

Service charges - £NONE

Management fees - £NONE

Ground rents - £NONE

Estate changes - £NONE

Part B

Property type – SEMI DETACHED

Property construction – BRICK CLADDING PREVIOUS CONCRETE AND TILED MANSARD ROOF.

Number and types of rooms – 03-Bedrooms. 01-Bathroom. 01-Kitchen. 01-Lounge/Bedroom-04. 01-Dining Room. 02-levels halls/stairs/landings.

Electricity supply - Mains Supplied. YES

Water supply - Mains Supplied. YES

Sewerage – Mains Supplied. YES

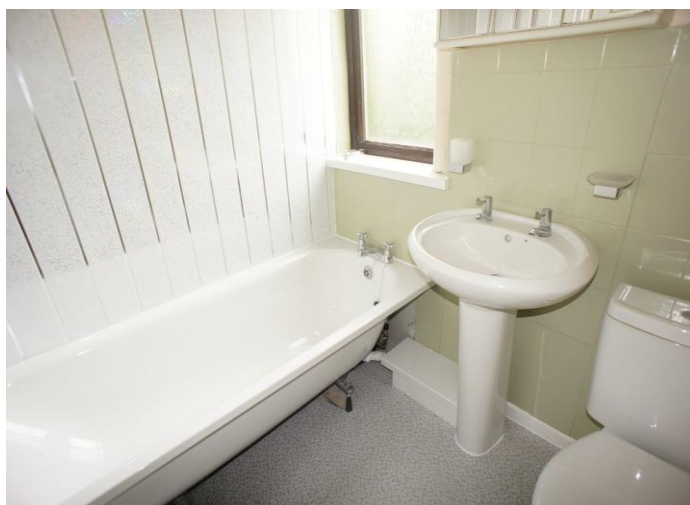
Heating – Gas Central Heating – Gas Combination Boiler.

Broadband – NOT SURE BUT CABLE IS IN THE PROPERTY

Supplied Broadband to the property from providers - Fiber to the cabinet or Fiber to the property – Please confirm –

Mobile signal/coverage – YES

Parking – No parking supplied. On street parking found in the local area.



Part C

Building safety - Any improvements and issues reported in the last 10 years – THE PROPERTY WAS REWIRED AND NEW BOILER 4 YEARS AGO.

Restrictions with building and lease – NONE

Rights and easements – NONE

Flood risk – NONE

Coastal erosion risk – NONE

Planning permission – NONE EXISTING SINCE 1950'S

Accessibility/adaptations – Lounge/bedroom 04 ground floor front, Steps to front and side doors, Stairs from ground to first floor.

Coalfield or mining area – NOT AWARE OF ANY ISSUES

Energy Performance Certificate rating (EPC) – Band C - Certificate number – 0320-2527-6390-2124-2405

RENTERS RIGHTS BILL

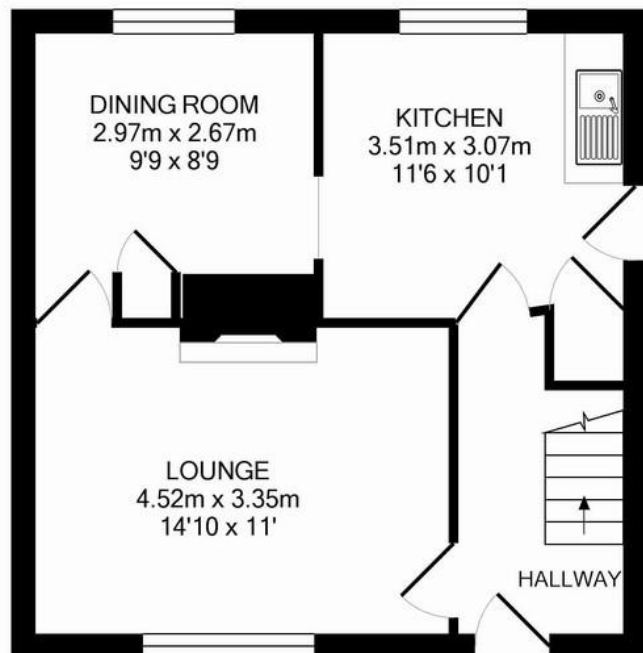
Please note due to the governments new Renters' Rights Bill that may come into law before the start of this tenancy, the information within this advert and tenancy details may change.

TENANT INFORMATION

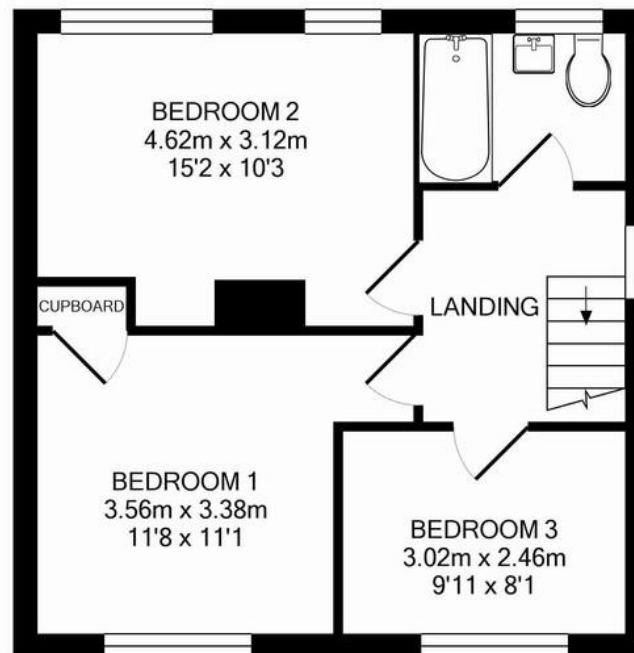
Please note Urban Property Bristol has been instructed as a let only agent by the landlord, we have been instructed to advertise the property, carry out viewings, relay offers to the landlord, prepare all tenancy paperwork and complete referencing checks on tenants and their guarantors only.

The landlord will manage the property, collect rent from month two until the end of the tenancy, deal with the tenant's deposit, deal with the legally required prescribed information, safety certificates, start of tenancy fire test, keys, check in and check out reports/inspections, deposit recovery, deal with all questions, problems, issues, and all maintenance works during the tenancy.

As part of our application process, no agency fees are due. Standard charges will include 01-week holding deposit (£461.53), rent and a 05-week security deposit (£2307.69) that will be payable before the tenancy starts.



GROUND FLOOR



1ST FLOOR

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Tel: 0117 9244008

Email: info@urbanpropertybristol.co.uk

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

