



£725 pcm – All Bills Included.

First Floor Rear Double, 16 Oakdale Court, Downend,  
Bristol, BS16 6DZ





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EMPTY & AVAILABLE NOW - SHARED HOUSE/ROOM LET - ALL BILLS INCLUDED – Parking – Quite Location. Modern professional detached shared house Shared with two female tenants. Well-presented furnished rear double bedroom. Free broadband. 05-week deposit. 06-month contract. EPC C. Council Tax E.

Furnished Room Let - ALL Bills Included | Detached House - DG & GCH | Well Presented - Two other female tenants | Modern Kitchen/Diner | Separate Lounge  
Bathroom | Private Rear Garden. Parking | Close to M4 & M5 Motorway Network | Cul-De-Sac Quite Location | EPC C. Council Tax E. 05-Week Deposit. 06-Month Stay/Contract



EMPTY & AVAILABLE NOW – WELL-PRESENTED FURNISHED REAR DOUBLED BEDROOM WITH ALL BILLS INCLUDED. SHARED HOUSE/ROOM LET - SINGLE OCCUPANCY - 01 x Tenant Only Per Bedroom – Max 3 x tenants - No Couples - MINUTES FROM EMERSONS GREEN & DOWNEND HIGH STREET.

Including Bills – Water/Sewage. Gas, Electric. Communal Lounge TV Licence Not supplied for the Bedroom. FREE Broadband. Landlord pays Council Tax.

Urban Property Bristol are delighted to bring to the rental market this well presented modern three-bedroom professional shared town house found in a quiet cul-de-sac within easy reach of Emersons Green and Downend High Street and giving excellent commuter routes into Bristol City Centre together with good access links to the M32, M4 & M5 Motorway Network. The well-presented furnished rear double bedroom benefits from a modern double bed, built-in cupboard with combination gas boiler, wardrobe, desk/dresser & stool, double glazed window, radiator, laminated wooden style flooring and modern neutral decorations.

Benefits include – shared downstairs cloakroom, shared modern kitchen/diner with island and stools, white goods to include, hob, oven, washing machine, fridge freezer, sliding doors to rear garden, shared lounge with sofas and TV, shared bathroom. Three tenants will share the communal areas including modern kitchen/diner, lounge, useful cloakroom, main bathroom (shared between 03 x tenants). 01 x tenant only per bedroom. No Couples.

The property boasts double glazed windows, gas central heating and an enclosed private sunny rear garden. Shared driveway parking with on road parking also available in local area.

Included within the rent the landlord will pay for and supply all furniture, bills including gas, electric, water/sewage, landlord pays council tax, FREE broadband, communal TV licence only (not to





bedrooms). 01 x professional mature tenant only, NO COUPLES, NO SMOKERS, NO STUDENTS. Available April 2025. Only one tenant per double bedroom - maximum 03 x tenants in total living at the property. Council Tax Band E (South Gloucestershire Council) and EPC Rating C. 06-Month Contract. 05-Week Deposit. Broadband and Mobile phone coverage standard – See Ofcom information and check on the viewing.

The landlord expectation is for the bedroom to be returned in the same condition as per check in. The bedroom needs to be professionally deep cleaned on exit to a professional standard paid for by the tenant supplying an invoice as evidence.

NB. To pass standard referencing – You must be in a full-time permanent contract with a UK based employer. An annual household income of approx. +£21,750 pa (30 x rent) from full time permanent employment or pension income will be needed to pass reference checks. (References required – affordability check, employment, previous landlord, credit check, ID check, government right to rent check).

If you are not in full time permanent employment e.g., Self-employed, company director, CEO of a company, zero-hour, bank staff, agency, just starting a new job, part time, student etc please contact the office before booking a viewing. 0117 9244008. 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 (+£26.100 pa) from permanent employment or pension income will be needed to pass reference checks. (References required – UK base homeowner, (not a tenant in rented accommodation). affordability, employment, 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/>

## **MATERIAL INFORMATION**

### **Part A**

Council Tax / Domestic Rates – Council Tax Band E – South Glouc – Reference – 202800160

Link - <https://www.tax.service.gov.uk/check-council-tax-band/property/f84150fb-99ff-eae7-969b-efbb3c9905b1>

Asking price - £725 pcm.

05-Week Deposit – £836.54

Included within the rent the landlord will pay for bills including gas, electric, water/sewage, Landlord pays council tax, FREE broadband, communal TV licence only (not bedrooms).

\*Tenure – Freehold/Leasehold.

Service charges - £



Management fees - £  
Ground rents - £  
Estate changes - £  
Other Charges due relating to the building or property - £

## Part B

Property type – 02-Level Detached House – 04-Bedroom Shared House.  
Property construction – Brick and tiled.  
Number and types of rooms – 04-Bedrooms.01-Bathroom. 01-Kitchen/Diner. 01-Lounge. 01-Cloakroom. 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.  
Broadband Ofcom check

Link - <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=BS166DZ&uprn=536078>

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	16 Mbps	1 Mbps	Good
Superfast	106 Mbps	20 Mbps	Good
Ultrafast	1000 Mbps	100 Mbps	Good

Networks in your area - Virgin Media, 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 - <https://checker.ofcom.org.uk/>

Mobile signal/coverage – Availability

Link - <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=BS166DZ&uprn=536078>

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

Parking – Driveway parking. On road within 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 –

Link - <https://developments.southglos.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Ref. No: P21/08104/F. Ref. No: PK17/4407/TRE. Ref. No: PK16/6207/LB. Ref. No: PK16/6204/RVC

Accessibility/adaptations –  
Coalfield or mining area –

Energy Performance Certificate rating (EPC) – Band C - Certificate number – 2000-7050-0022-3209-3123

Link – <https://find-energy-certificate.service.gov.uk/energy-certificate/2000-7050-0022-3209-3123>

### TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 01-week holding deposit (£167.30), rent and a 05-week security deposit (£836.54) that will be payable before the tenancy starts.



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