



£2,100 pcm – No Bills.

129b Lower Cheltenham Place, Montpelier,
Bristol, BS6 5LB





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AVAILABLE APRIL/MAY 2025 – UNFURNISHED – PROFESSIONAL Modern 3 storey town house.
Three double bedrooms. GCH, DG, Garden. Montpelier close to the City Centre, Gloucester Rd &
Stokes Croft. 3 x Professionals Only. 05-Week Deposit. 12-Month Stay/Contract. EPC C. Council Tax B.



Modern Town House - 3 Floors | 3 x Double Bedrooms | Modern Front Kitchen with White Goods | Useful Cloakroom | Spacious Rear Lounge/Diner
Un-Furnished with White Goods | Double Glazing & Gas Central Heating - Rear Garden | Available April/May 2025 | Max 03 x Professionals Only.
No Smokers, No Students. | 05-Week Deposit. 12-Month Stay/Contract. EPC C. Council Tax B

EMPTY & AVAILABLE APRIL 2025 – MODERN SPACIOUS WELL-
PRESENTED - UNFURNISHED – THREE DOUBLE BEDROOMS.

A modern three double bedroom unfurnished property located in the popular area of Montpelier, within easy reach of Picton Street, Stokes Croft and the busy Gloucester Road (A38). The spacious modern property benefits from entrance hall, modern kitchen with white goods, useful cloakroom and full width lounge/diner giving access to the courtyard style rear garden.

To the first floor you will find a modern white suite bathroom with bath and shower over, two double bedrooms with stairs leading up to the top floor large double bedroom. The property benefits from gas central heating, neutral decorations, modern floorings, and double glazing. Boasting an enclosed courtyard style rear garden. Unfurnished with white goods included – hob, oven extractor hood, washing machine and fridge freezer.

Landlord will deep clean, modern decorations throughout, all carpets shampooed,

Well placed for various commuter routes easy reach of Montpelier Railway Station offering regular train services around Bristol and very is handy for the M32, M4 & M5 Motorway network.

NO SMOKERS, NO STUDENTS. Ideal for a Maximum of 3 x Adult Professional Sharers, a Professional Couple, or a Small Family (Two adults, two children max). Maximum 03 x professional adult tenants only due the local council licence scheme.

Unfurnished (white goods only – cooker, washing machine, fridge freezer), 05-Week Deposit. 12-Month Stay/Contract. Council Tax Band B (Bristol City Council) and EPC Rating C.

Parking – None Supplied. Permit Parking Area. Local on road parking





available within the area with a council permit only. Tenants to contact the local council to confirm details before placing a holding deposit. Tenants to contact Bristol City Council permit parking scheme - <https://www.bristol.gov.uk/parking/residents-parking-schemes>

Broadband and mobile phone coverage - Mobile Phone Coverage Limited and Broadband Availability Good – Source Ofcom. Please check on the viewing and contact your supplier and Ofcom regarding coverage and connection.

The landlord has confirmed the property will be presented to a good standard, deep clean with all carpets shampooed, the landlord expectation is for the property to be returned in the same condition as per check in, with the property being professionally cleaned and carpets professionally shampooed on exit paid for by the tenant supplying an invoice as evidence. Property Maintenance. Tenants must immediately let the landlord know of any issues requiring maintenance attention. Telephone call and follow up email including supporting photos and short videos.

Maximum of three professional tenants on Full Time Permanent Contracts with a UK Company earning +£21,000 pp pa – based on 3 x tenants. (Combined earnings +£63,000 pa).

To pass standard referencing - An annual combined household income of approx. +£63,000 pa (30 x rent +£63,000 pa / 3 = +£21,000 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. 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 (+£75,600 pa / 3 = +£25,200 pa pp) 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 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/>



HALLWAY
KITCHEN 11' 7 x 7' 11
CLOAKROOM 4' 7 x 3' 2
LOUNGE 14' 10 x 14' 8
LANDING
BEDROOM ONE 11' 5 x 14' 7
BEDROOM TWO 11' 8 x 8' 5.
BATHROOM 7' 7" x 4' 10"
BEDROOM THREE 14' 8 x 14' 2
REAR GARDEN

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 – 13158117089

<https://www.tax.service.gov.uk/check-council-tax-band/property/977fc423-3cd1-cdaa-e142-5b9c0ce1a89c>

Asking price - £2100 pcm – No Bills Included.
05-Week Deposit - £2423.07.

*Tenure – Freehold
Service charges - £Nil
Management fees - £Nil
Ground rents - £Nil
Estate changes - £Nil
Other Charges due relating to the building or property - £Nil

Part B

Property type – Three Bedroom Town House.
Property construction – Brick, tiled roof.
Number and types of rooms – 01 x GF Hall. 01 x Kitchen. 01 x Cloakroom. 01 x Lounge/Diner. 03 x Bedrooms. 01-Bathroom. Halls/Stairs/Landing. Garden.
Electricity supply - Mains Supplied.
Water supply - Mains Supplied.
Sewerage – Mains Supplied.
Heating – Gas Central Heating – Combination Boiler.

Broadband Coverage

The table shows the predicted broadband services in your area.

type	download	upload	Availability
Standard	11 Mbps	0.9 Mbps	Good

Superfast	80 Mbps	20 Mbps	Good
Ultrafast 1	800 Mbps	220 Mbps	Good

Networks in your area - Openreach, Virgin Media

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

Mobile signal/coverage.

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

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

Parking –None supplied – On road parking with Local Council permit parking area surrounding property.

Part C

Building safety - Any improvements and issues reported in the last 10 years – HMO requirements
 Restrictions with building and lease -Nil
 Rights and easements -No
 Flood risk -No
 Coastal erosion risk –No

Planning permission –

<https://pa.bristol.gov.uk/online-applications/search.do?action=simple>

Ref. No: 20/00969/VC
 Ref. No: 09/02812/COND
 Ref. No: 09/00460/F
 Ref. No: 09/00462/F

Accessibility/adaptations –No
 Coalfield or mining area –No

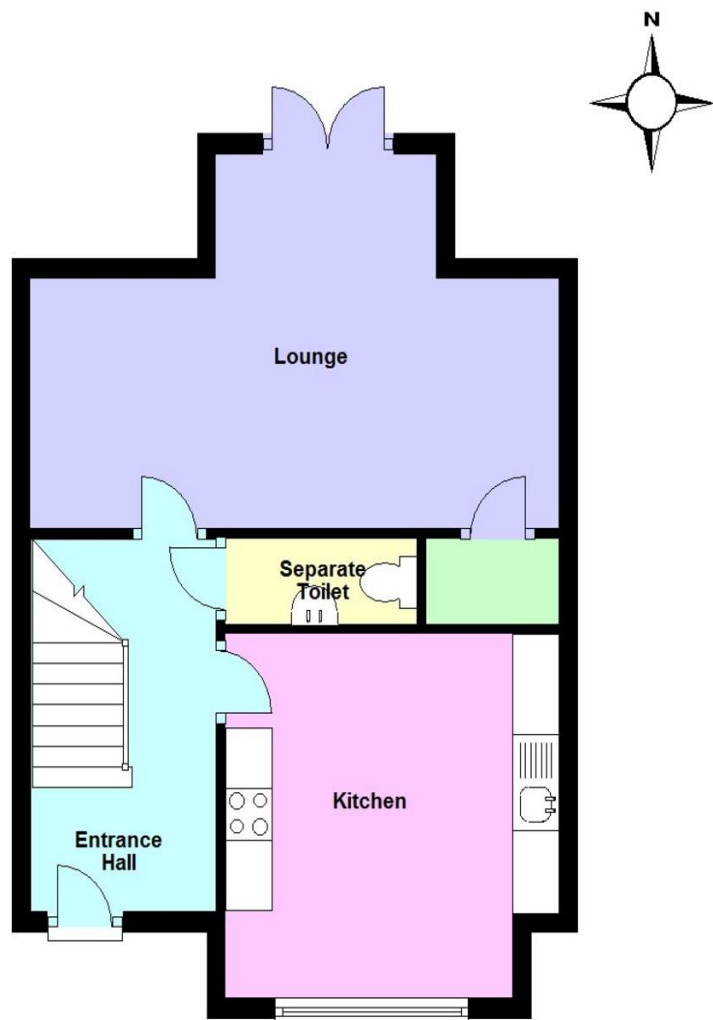
Energy Performance Certificate rating (EPC) – C - Certificate number – 8820-7021-7790-8241-1206

<https://find-energy-certificate.service.gov.uk/energy-certificate/8820-7021-7790-8241-1206>

TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 01-week holding deposit (£484.61), rent and a 05-week security deposit (£2423.07) that will be payable before the tenancy starts.

Ground Floor



Tel: 0117 9244008

Email: info@urbanpropertybristol.co.uk

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

