



£825 pcm

Room 4, HFRD, En-Suite - 1 Drummond Road, St Pauls,
Bristol, BS2 8UJ





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Available June. FURNISHED. Modern Spacious Hall Floor Rear Double Bedroom with En-Suite Shower Room - All Bills Included - Not TV Licence. Spacious modern 5-bedroom shared house, heart of St Pauls, FREE cleaner. Up to 300 mbps Broadband. 06-Month Contract. 05-Week Deposit. CTax A. EPC C. No Couples

Well-Presented - En-Suite Hall Floor Rear Double Furnished Room | All Bills Included - Excluding TV License | FREE High Speed Broadband + FREE Communal Cleaning Included | Available June 20th 2025 | Modern Carpets & Decorations
Furnished - Modern Furniture Supplied | Double Glazing & Gas Central Heating | Shared Sunny Rear Garden | 01 x Professional Tenants Only - No Students or No Couples | 05-Week Deposit & 06-Month Contract. EPC C. Tax A.



ROOM 4 HALL FLOOR REAR - AVAILABLE JUNE 2025 - FURNISHED - EN-SUITE MODERN DOUBLE BEDROOM. ALL BILLS INCLUDED - NOT TV LICENCE. SINGLE OCCUPANCY ONLY - NO COUPLES. 06-MONTH CONTRACT. 05-WEEK DEPOSIT. EPC C. Council Tax A.

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

Urban Property Bristol is delighted to bring to the rental market a modern very well-presented furnished hall floor rear facing en-suite double bedroom room let set in a mature, strictly professional modern 05-bedroom shared house boasting free high-speed broadband up to 300 mbps with all bills included (Water/Sewage, Gas, Electric) but excluding TV Licence. (Free Broadband, Free Cleaner, Landlord pays for Council Tax).

Located within easy reach of Bristol University, Cabot Circus, Bristol City Centre and the vibrant Cheltenham/Gloucester Road (A38) with its Mix of Cafe/Bars, Independent Shops and Restaurants.

The spacious property is presented to a very high standard throughout; arranged over three levels and comprising from an entrance hallway with stairs leading down to a useful communal cloakroom, spacious communal kitchen/dining room with modern fitted wall and base units, built-in appliances including hob, oven, 2 x fridge/freezers, washing machine, tumble dryer, dishwasher, doors lead to the low maintenance sunny rear garden with seating area and drying line.

Further benefits include modern neutral decorations and carpets, UPVC double glazing, gas central heating, fire alarm system. A useful secure bike storage cupboard can be found to the front of the property.

Each double bedroom boasts an en-suite shower room, with a modern walk-in shower, WC, wash hand basin; the spacious well-presented bedrooms offer modern carpets and decorations, radiator, and double-glazed window.

The well-presented rear facing hall floor en-suite double bedroom includes a king-sized bed and mattress, chest of drawers, wardrobe, and a small bedside drawer. (No desk and chair supplied).





From the landlord regarding cleaning - The landlord requires the tenant to pay for the en-suite, bedroom and carpet to be professionally cleaned and carpet shampooed on exit. – On entry the bedroom, en-suite and carpets will be professionally deep cleaned. The landlord expectation is for the room and carpet to be professionally cleaned on exit and returned to the same condition as per the check-in inventory.

This is a mature professional let with a shared kitchen that is kept clean. It is a requirement that any prospective tenant keep the kitchen area clean and tidy after they use it.

Tenants are not to work from home full time, only hybrid considered (02-days /week), normal 9-5 hours requested and not based within the communal areas.

01 x Professional tenant only. MAXIMUM OF ONE PROFESSIONAL TENANT ONLY IN FULL TIME EMPLOYMENT - STRICTLY NO STUDENTS & NO COUPLES.

The property and its communal facilities are shared with 05 x professional tenants only. (One tenant only per double bedroom). Due to the local council HMO licence.

NO SMOKERS, NO CHILDREN, NO COUPLES, NO STUDENTS. Unsuitable for pets.

05-Week Deposit. 06-Month Contract. Available June 20th, 2025. Offered Furnished. Council Tax Band A (Bristol City Council) and EPC Rating C.

FREE Virgin Broadband approx. 300 mbps supplied – Mobile Phone Coverage – Standard – Check coverage on viewing.

No Parking Supplied with the property - Bristol City Council permit parking in area - <https://www.bristol.gov.uk/parking/residents-parking-schemes>

NB. To pass standard referencing - An annual household income of approx. +£24,750 pa (30 x rent) from full time permanent employment or pension income will be needed to pass reference checks. (References required – affordability, employment, previous landlord, credit check, right to rent check, ID check).

If you are not in full time permanent employment e.g., Self-employed, zero-hour, bank staff, agency, just starting a new job or furloughed please contact the office before booking a viewing.

Subject to references, a UK based homeowner employed on a permanent full-time contract may be required to act as a guarantor. With annual household income of 36 x the rent (+£29,700 pa) from permanent employment or pension income will be needed to pass reference checks. (References required – affordability, employment, credit check, ID 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/>





ROOM FOUR HFRD

12' 10" x 15' 8" narrowing to 11' 9" (3.91m x 4.78m) Double glazed window to rear aspect, radiator, fireplace, recess, door to en-suite shower room.

ENSUITE

7' 7" x 3' 6" (2.31m x 1.07m) Modern shower room comprising WC, wash hand basin, walk-in shower cubicle, part tiled walls and floor, extractor fan, radiator.

The expectation of the Landlord is for the bedroom, en-suite and carpet to be returned to the same condition as per check-in with the bedroom, en-suite and carpet being professionally cleaned on exit, with the full cleaning costs being covered by the outgoing tenant.

MATERIAL INFORMATION

Part A

Council Tax / Domestic Rates – Council Tax Band A – Bristol City – Reference – 14405001006.

Asking price - £825 pcm – All bills included – Water/Sewage, Gas, Electric.

Landlord pays for Council Tax. FREE High-Speed Broadband 300 mbps + FREE

Communal Cleaning. Not Tv License.

05-Week Deposit - £951.92.

Tenure – Freehold.

Service charges - £

Management fees - £

Ground rents - £

Estate changes - £

Other Charges due relating to the building or property - £

Part B

Property type – 03-Level Middle End of Terrace House – 05-Bedroom Shared House.

Property construction – Brick. Timber. Tile roof.

Number and types of rooms – 05-Bedrooms. 05-En-suite Shower Rooms. 01-

Cloakroom. 02-Kitchen/Diner. 03-levels halls/stairs/landings.

Electricity supply - Mains Supplied.

Water supply - Mains Supplied.

Sewerage – Mains Supplied.

Heating – Gas Central Heating – Gas Combination Boiler.

Broadband – Landlord supplies approx. 300 mbps Virgin.

Availability - Standard no issues – Yes, Super-fast - Yes, Ultra-fast – Yes.

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

Mobile signal/coverage – Standard no issues - Availability – EE – Yes, Three - Yes, 02 -Yes, Vodafone – Yes.

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

Parking – No parking supplied – Local Council permit parking area. (BCC).

Part C

Building safety - Any improvements and issues reported in the last 10 years - NO

Restrictions with building and lease - NO

Rights and easements - NONE

Flood risk - NO

Coastal erosion risk - NO

Planning permission – NO

Accessibility/adaptations – None – Steps up to front entrance door. Steps up to





rear raised garden area.

Coalfield or mining area – No

Energy Performance Certificate rating (EPC) – Band C - Certificate number – 9498-0035-7238-3685-2900.

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 (£190.38), rent and a 05-week security deposit (£951.92) that will be payable before the tenancy starts.

NB. To pass standard referencing - An annual household income of approx. £24,750 pa (30 x rent) from permanent employment or pension income will be needed to pass reference checks.





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