



£2,100 pcm

141 Sydenham Lane, Cotham,  
Bristol, BS6 5SQ







141 Sydenham Lane, Cotham,  
Bristol, BS6 5SQ

£2,100 pcm

WOW! A STUNNING newly painted three-bedroom DETACHED house tucked away on Sydenham Lane, set within the Residents Parking Zone. Conveniently located for Gloucester Rd & the City Centre. Fantastic Open Plan Modern Living. UNFURNISHED. 12-Month Contract. 05-week Deposit. Available November.

Modern Unfurnished WELL PRESENTED Detached Property | Two Double Bedrooms Plus an En-Suite | Third Bedroom/Office - EPC C. Council Tax D | Family Bathroom & Useful Ground Floor WC | Double Glazing, Gas Central Heating & Under Floor Heating  
Modern Decorations and Flooring | Modern Kitchen with Breakfast bar | Spacious Plan Lounge/Diner with Bi Folding Doors | Enclosed Rear Garden With Seating Area | 12-Month Contract. 05-Week Deposit. Available November. Max Two Adult Tenants or a Small Family.



### **DESCRIPTION**

WELL-PRESENTED UNFURNISHED THREE BEDROOM DETACHED HOUSE - AVAILABLE NOVEMBER 2025.

WOW! A simply STUNNING NEWLY PAINTED architect designed three-bedroom DETACHED house tucked away on Sydenham Lane, set within the Residents Parking Zone and conveniently located for Gloucester Road, Stokes Croft, Whiteladies Road and the City Centre.

NB. Due to the local council licence scheme within this area, the landlord can only agree to a maximum of two adult tenants (two x professional sharers), a professional couple) or a small family. (two adults and one child max).

Externally to the front is a covered secure lobby area with useful hidden bin store/storage cupboard.

Presented over two floors the extremely well-presented newly painted accommodation comprises a spacious 27' x 21' open plan living area with a dining area, modern kitchen, oak worktops, breakfast bar, double range cooker, limestone flooring boasting underfloor heating and wall mounted gas central heating, thermal coated double glazed bi fold doors leading to a 22' x 14' low maintenance rear garden with decking, artificial grass and built-in seating area, practical downstairs W.C. and good sized walk in storage cupboard housing the combination boiler.





An attractive iron open staircase with oak steps and impressive skylight leads to the first-floor accommodation with three attractive bedrooms, en-suite shower room to the master bedroom, modern family bathroom with skylight and walk in storage/laundry cupboard.

No parking is provided - On road permit parking may be available from the local council - <https://www.bristol.gov.uk/parking/get-residents-permits>

Maximum of two professional tenants, single tenant, couple, two sharers or a small family Only. Due to the council licence scheme within this area, the landlord can only agree to a maximum of adult two tenants or a small family.

No Smokers, No Students, No three tenants/sharers. Max two adult tenants.

05-Week Deposit, 12-Month Contract Required. Unfurnished (White goods included). Available November 2025

Council Tax Band D (Bristol City Council) and EPC Rating C. Broadband – Normal Supply, Mobile Phone Coverage – Normal Supply. Please check on viewing or visit the Ofcom website.



The landlord expectation is for the property to be returned in the same condition as on check-in with the property being deep cleaned to a professional standard on exit.

Property maintenance. Tenants must immediately let the landlord know of any issues requiring maintenance attention. Text and or email.

Maximum of Two Professional Tenants on Full Time Permanent Contracts with a UK company earning +£31,500 pp pa. (Combined earnings £63,000 pa).





NB. To pass standard referencing - An annual combined household income of approx. +£63,000 pa (30 x rent £63,000 pa / 2 = £31,500 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.

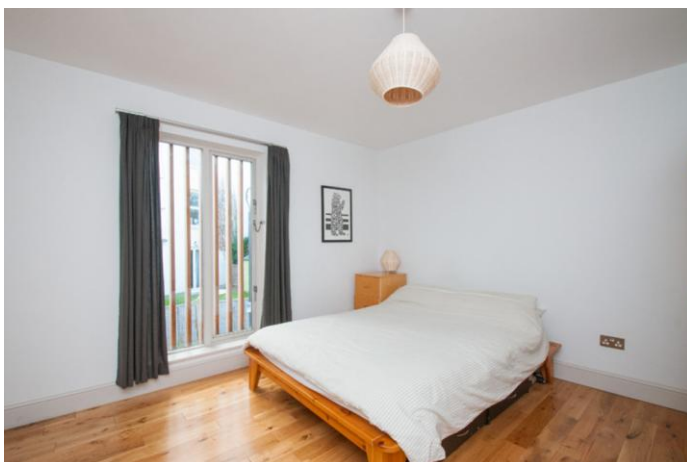
Subject to references, a UK based employed UK based homeowner may be required to act as a guarantor. With annual household income of 36 x the rent (+£75,600 pa / 2 = £37,800 pa pp) from permanent employment or pension income will be needed to pass reference checks. (References required – affordability 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/>

Note due to the new Government renters rights bill due to come into law later this year details within this tenancy may change at some point in the future.





#### ENTRANCE LOBBY

5' 2" x 6' 2" (1.57m x 1.88m)

#### OPEN PLAN LIVING AREA/KITCHEN

27' 00" x 20' 11" narrowing to 10' 11" (8.23m x 6.38m)

#### W.C

4' 10" x 3' 3" (1.47m x 0.99m)

#### STORAGE CUPBOARD

4' 10" x 3' 6" (1.47m x 1.07m)

#### GARDEN

13' 11" x 22' 7" (4.24m x 6.88m)

#### FIRST FLOOR LANDING

15' 7" x 3' 00" (4.75m x 0.91m)

#### LAUNDRY CUPBOARD

4' 11" x 3' 00" (1.5m x 0.91m)

#### BEDROOM ONE

11' 2" x 11' 9" (3.4m x 3.58m)

#### ENSUITE

8' 6" x 6' 8" narrowing to 4' 4" (2.59m x 2.03m)

#### BEDROOM TWO

12' 2" x 8' 11" (3.71m x 2.72m)

#### BEDROOM THREE/OFFICE

8' 2" x 7' 10" (2.49m x 2.39m)

#### BATHROOM

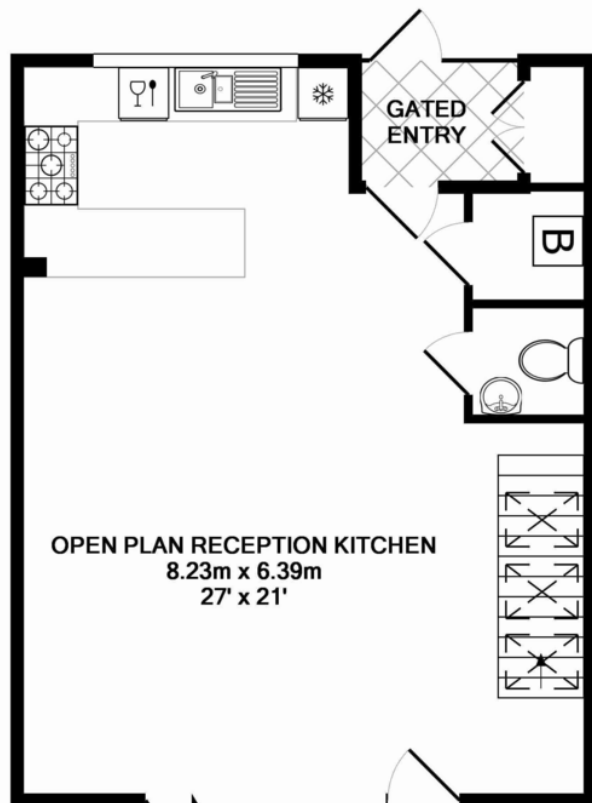
8' 6" x 6' 4" (2.59m x 1.93m)

provided as evidence of condition.

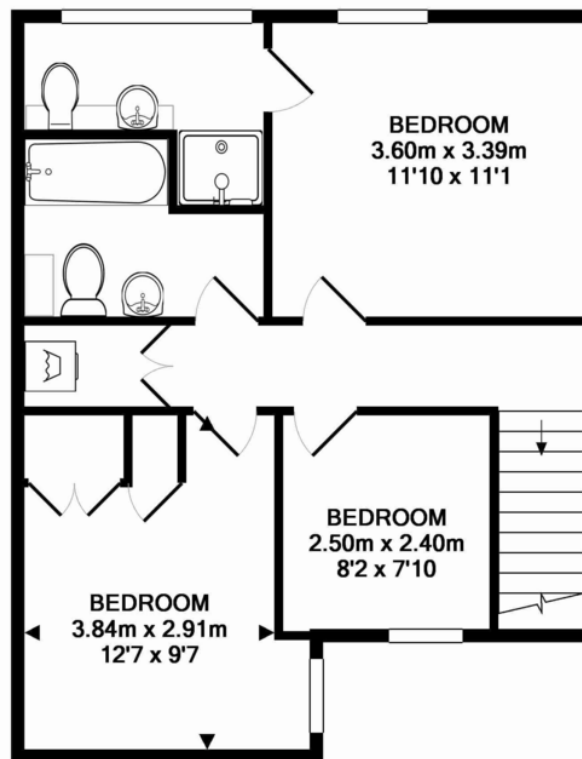
#### **TENANT INFORMATION**

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  
APPROX. FLOOR  
AREA 49.9 SQ.M.  
(538 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 48.5 SQ.M.  
(522 SQ.FT.)

TOTAL APPROX. FLOOR AREA 98.4 SQ.M. (1060 SQ.FT.)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent. [www.inovusproperty.co.uk](http://www.inovusproperty.co.uk)



Tel: 0117 9244008

Email: [info@urbanpropertybristol.co.uk](mailto:info@urbanpropertybristol.co.uk)

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

