

0117 9244008

£650 pcm – Bills Included.

Room 4, TFRD, 91 H Hanham Road, Kingswood, Bristol, BS15 8NW



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£650 pcm

REFURBISHED – FURNISHED LARGE FULL WIDTH TOP FLOOR REAR DOUBLE BEDROOM.
MODERN FIVE BEDROOM SHARED HOUSE. MINUTES FROM KINGSWOOD & HANHAM HIGH
STREETS. BILLS INCLUDED. 1 x Professional Only. 6-Month Contract. 5-Week Deposit. Available
OCTOBER. EPC C, CTAX D





VIDEO TOUR AVAILABLE ON RIGHTMOVE & ZOOPLA – https://youtu.be/S5v7kseYCMk

REFURBISHED – LARGE SPACIOUS FULL WIDTH TOP FLOOR REAR FURNISHED DOUBLE BEDROOM. MODERN FIVE BEDROOM SHARED HOUSE. MINUTES FROM KINGSWOOD & HANHAM HIGH STREETS. BILLS INCLUDED.

1 x Professional Only. 6-Month Contract. 5-Week Deposit. Available OCTOBER. EPC C, Council Tax D.

Including Communal Lounge TV Licence – Not supplied for the Bedrooms. FREE Broadband. FREE Bi-Weekly Cleaner. Landlord pays Council Tax.

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.

Urban Property Bristol are delighted to bring to the rental market this well presented modern five-bedroom three level professional shared town house located in the ever-popular area of Kingswood of Bristol, minutes from Hanham High Street and giving excellent commuter routes into Bristol City Centre together with good access links to the A420, M32, M4 & M5 Motorways.









The refurbished furnished full width top floor rear double bedroom benefits from a new wooden double bed base, new mattress, wardrobe, chest of drawers, new small desk and chair.

The modern accommodation boasts modern neutral decorations, wooden laminate flooring, modern carpets.

Benefits include – shared downstairs cloakroom, shared modern kitchen with white goods to include, gas hob, electric oven, washing machine, tumble dryer and two large fridge freezers.

Shared large full width lounge/dining room with sofas, TV, table, and chairs with double doors leading out to the sunny rear garden with bike storage and rear access.

Five tenants will share the communal areas including modern kitchen, lounge/diner, useful cloakroom, main bathroom (shared between 04 x tenants).

The property boasts UPVC double glazed windows, gas central heating (modern combination gas boiler) and an enclosed sunny rear garden. No parking supplied, on road only.

Included within the rent the landlord will pay for and supply all furniture, bills including gas, electric, water, Landlord pays council tax, FREE broadband, communal TV licence only (no bedrooms), Basic TV package, FREE regular cleaner.

01 x professional mature tenant only, NO COUPLES, NO CHILDREN, NO SMOKERS, NO STUDENTS. Unsuitable for pets.

Due to the property HMO licence only one tenant per double bedroom - maximum 05 x tenants in total living in the property.

Council Tax Band D (South Gloucestershire Council) and







## EPC Rating C.

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

NB. To pass standard referencing - An annual household income of approx. +£19,500 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, 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 or furloughed 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 (+£23,400 pa) from permanent employment or pension income will be needed to pass reference checks. (References required – affordability, employment, 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 5-week deposit.

Guarantor Service - Housing Hand - Rent Guarantor Providers.

## https://housinghand.co.uk/guarantor-service/

For more information, any questions and to arrange a viewing please call the Bishopston team.



## **TENANT INFORMATION**

As part of our application process, no agency fees are due. Standard charges will include 01-week holding deposit (£150.00), rent and a 05-week security deposit (£750.00) that will be payable before the tenancy starts.

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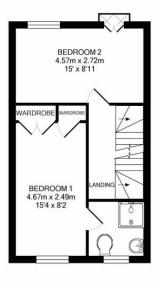
Once registered we will add you to our email mailing list and update you with similar rental properties until you ask us to stop, if you do not wish to be added to our mailing list following your viewing please inform a member of staff when registering.

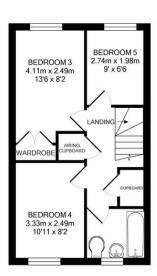
Please contact our Bishopston branch on (0117) 924 4008 to register your details, book a viewing and to discuss the referencing process.













GROUND FLOOR APPROX. FLOOR AREA 37.4 SQ.M. (403 SQ.FT.) 1ST FLOOR APPROX. FLOOR AREA 37.4 SQ.M. (403 SQ.FT.) 2ND FLOOR APPROX. FLOOR AREA 37.4 Sq.M. (403 SQ.FT.) TOTAL APPROX. FLOOR AREA 112.3 SQ.M. (1209 SQ.FT.) Made with Metropix ©2015



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0117 9244008

Tel: 0117 9244008

Email: info@urbanpropertybristol.co.uk