



£650 pcm – Bills Included.

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







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Bristol, BS15 8NW

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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.

LARGE FULL WIDTH - Top Floor Rear Double Bedroom | Fully Furnished - All Bills Included - Not Bedroom TV Licence | Useful Downstairs  
Cloakroom & Bathroom (shared with 4 x tenants) | Modern Kitchen with White Goods | Furnished LARGE Double Bedroom  
Enclosed Sunny Rear Garden | Double Glazing & Gas Central Heating | Available October - EPC C. Council Tax D | Communal Large  
Lounge/Dining Room | Shared Two Parking Spaces, Professional Only House.



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.)  
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Tel: 0117 9244008

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

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



0117 9244008