



£1,900 pcm – No Bills Included.

8 Tudor Road, Easton,
Bristol, BS5 6BW





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REFURBISHED TO A HIGH STANDARD - TWO/THREE Bedrooms. Unfurnished Double Bay Victorian Home. NEW KITCHEN, NEW BATHROOM, NEW DECORATIONS, NEW CARPETS & FLOORINGS. One/Two Reception Rooms. DG & GCH. South Facing Garden, 12-Month Contract. 5-Week Deposit. EPC D. Council Tax A. EMPTY & Available NOW.

REFURBISHED Victorian Home | NEW KITCHEN & BATHROOM | NEW DECORATIONS | NEW CARPETS & FLOORINGS | Double Glazing & Gas Central Heating
Two/Three Bedrooms | Reception Room, Modern Kitchen, Modern Bathroom | Low Maintenance SOUTH Facing Garden | 12-Month Contract. 5-Week Deposit. EPC D. Council Tax A | EMPTY & Available NOW - Close to St Marks Rd & Cycle Track



PROPERTY INFORMATION

REFURBISHED – TWO/THREE BEDROOMS -
UNFURNISHED & AVAILABLE NOW.

Urban Property Bristol are delighted to bring to the rental market a very well presented REFURBISHED Victorian two/three double bedroom middle terrace home located in the popular area of Easton, minutes from St Marks Road, Greenbank, Belle Vue Park, Bristol to Bath Cycle Track and Stapleton Road Railway Station.

This newly refurbished spacious home is set over two levels with accommodation comprising; entrance hall, front facing separate lounge, separate rear facing dining room/bedroom three, newly fitted kitchen with gas hob, electric oven, extractor hood, washing machine and space for a fridge/freezer, a door leads to a low maintenance south facing rear garden.

On the first floor you can find a landing with storage cupboard, (lost access locked and not for tenant use), newly fitted bathroom and two spacious double bedrooms.

Further benefits include new decorations, new carpets and floorings, new smoke detectors, some original style features, double glazing and gas central heating with a combination boiler.





NO SMOKERS, NO STUDENTS. Ideal for a single tenant, professional couple, two or three friends sharing or a small family (maximum two adults & two children).

NB. Maximum of Three Professional Adult Tenants on Full Time Permanent Contracts Only. Due to the local Council additional licence scheme the landlord will only allow three adult tenants to live in the property.

Unfurnished (white goods only – cooker and washing machine – Fridge TBC), 5-Week Deposit. 12-Month Contract. Available October. No off-street parking supplied. On street parking only within the local area.

Council Tax Band A (Bristol City Council) and EPC Rating D. Broadband – Normal Supply, Mobile Phone Coverage – Normal Supply. Please check on viewing.

The property will be deep cleaned by the landlord who will manage the property before entry.

On exit the landlord expectation is for the property to be returned to the same condition as per check-in, being professionally deep cleaned with all carpets professionally shampooed paid for by the tenants.

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



NB. To pass standard referencing - An annual combined household income of approx. +£57,000 pa (30 x rent £57,000 pa / 2 tenants = £28,500 pp pa or 3 tenants at £19,000 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 combined household income of 36 x the rent (+£68,400 pa) 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 5-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.





PARKING

On road parking found outside on Tudor Road. No off street parking is supplied.

SERVICES INCLUDED

None.

No bills included within rent.

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.

SELECTIVE LICENCE

The landlord will obtain the relevant selective two or three person licence from Bristol City Council once an offer has been agreed.

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 (£438.46) rent and a 05-week security deposit (£2192.30) that will be payable before the tenancy starts.





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