



£625 pcm – Most Bills Included – Not TV Licence.

Room 5, HFFD, 13 Brigstocke Road, St Pauls,
Bristol, BS2 8UF





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AVAILABLE NOW - FURNISHED OR UNFURNISHED - LANDLORD IS FLEXIBLE - SHARED HOUSE/ROOM LET - Hall floor double bedroom, four level 7-bedroom professional shared house located close to Stokes Croft (A38). All Bills Included - Excluding TV Licence. 5-Week Deposit. 12-Month Contract. 1 x Tenant. EPC C, CTax B

AVAILABLE NOW - FURNISHED OR UNFURNISHED - LANDLORD IS FLEXIBLE - - 7 Bedroom Shared House/Room Lets | Hall Floor Front - Double Bedroom | Communal Lounge & Two Kitchens | 1 x Shared Bathroom - Shared between 5 tenants | All Bills Included - Excluding TV License
Double Glazing & Gas Central Heating | 5 Week Deposit. 12-Month Contract | No Students, Children, Couple, Sharers, Smokers. 1 x Professional Only. | A UK Based Guarantor May Be Required By Landlord | Available NOW . Permit parking may be available. EPC C. Council Tax B.



DESCRIPTION

AVAILABLE NOW - FURNISHED OR UNFURNISHED - LANDLORD IS FLEXIBLE - HALL FLOOR FRONT DOUBLE BEDROOM.

Urban Property Bristol bring to the rental market an furnished/unfurnished hall floor front double bedroom room let set in a spacious friendly, 7-bedroom shared house found in the heart of St Pauls being a few minutes from Stokes Croft.

Can be furnished - If required the landlord will supply a double bed, chest of drawers, small desk and a chair.

Most bills included.
(Water/Sewage/Gas/Electric/Broadband) – Not TV Licence. Landlord to pay for Council Tax.

Located within easy reach of Bristol University, Cabot Circus, Bristol City Centre, and the vibrant Gloucester Road (A38) with its Mix of Cafe/Bars, Independent Shops and Restaurants. The property is also positioned close to bus routes to UWE and Montpelier Railway Station.

A spacious property offering accommodation arranged over four levels comprising from an furnished/unfurnished communal lounge, two kitchens with modern fitted units, built-in appliances, unfurnished double bedrooms, one white suite bathroom with bath





and shower over. (Shared with 5-tenants).

The property boasts neutral decorations, modern flooring, UPVC double glazing, gas central heating, fire alarm system and an enclosed patio rear garden.

The hall floor front facing double bedroom comprises double glazed window, radiator, storage recess, neutral modern carpet, and decorations.

Can be furnished - If required the landlord will supply a double bed, chest of drawers, small desk and a chair.

Part Bills Included - The rental amount includes water rates, sewage rates, gas, electric and basic broadband, but excludes TV licence. The landlord pays for the Council Tax.

No Parking offered with the property. Local on road permit parking maybe available, tenants to contact Bristol City Council.

Bristol City Council permit parking in area - <https://www.bristol.gov.uk/parking/residents-parking-schemes>

Renters' Rights Bill - Please note due to the governments new Renters' Rights Bill that has now come into law and starts on the 01st May 2026, the information within this advert and tenancy details may change.

Maximum of one Professional Tenant on a full-time permanent contract only. Due to the local Council additional licence scheme the landlord will only allow one tenant to live in each bedroom. 1 x Professional or 1 x Mature Student,

Council Tax Band B (Bristol City Council) and EPC Rating C. Broadband – Normal Supply, provided by the landlord, Mobile Phone Coverage – Normal Supply.

NB. From the landlord - Cleaning - The bedroom and





carpet will be cleaned by the landlord on entry.

The landlord expectation is for the bedroom to be returned to the same condition as per check-in with the bedroom being deep cleaned to a high standard on exit, returning the bedroom to the same condition as per check-in.

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

NB. To pass standard referencing - An annual combined household income of approx. +£18,750 pa (30 x rent) 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 (+£22,500 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 5-week deposit.

Guarantor Service - Housing Hand - Rent Guarantor Providers. <https://housinghand.co.uk/guarantor-service/>

FURNISHED OR UNFURNISHED

The landlord is flexible. The bedroom can be furnished - If required. The landlord will supply a double bed, chest of drawers, small desk and a chair if the tenant needs furniture.

RENTERS' RIGHTS BILL

Renters' Rights Bill - Please note due to the governments new Renters' Rights Bill that has now come into law and starts on the 01st May 2026, the information within this advert and tenancy details may change.

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 1 week holding deposit (£144.23), rent and a 5-week security deposit (£721.15) that will be payable before the tenancy starts.

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