



£4,200 pcm

81 Ashley Road, Montpelier,
Bristol, BS6 5NR





81 Ashley Road, Montpelier,
Bristol, BS6 5NR

£4,200 pcm

STUDENT 2026 - Final Year Students Only. Spacious 06-double bedroom furnished property. Easy reach of UWE & Bristol University, Stokes Croft & Cabot Circus! Available 24th July 2026. UK Based Guarantors Will Be Required. 1 x parking space. EPC D. Council Tax D.05-Week Deposit.12-Month Stay. No Bills.

STUDENT 2026 - 6 BEDROOM STUDENT HOUSE - 3rd & 4th Year Students Only | Friday 24th July 2026 until 23th July 2027 | 12-Month Stay & 05-Week Deposit | Six Double Bedrooms | Furnished
Separate Lounge & Spacious Kitchen/Diner | Bathroom, Lower Shower Room & Cloakroom | Gas Central Heating & Part Double Glazing | Modern Carpets & Decorations - 1 x Parking Space - Permit Parking Area. | Garden & Off Street Parking - EPC D. Council Tax D



STUDENT 2026 – 3rd & Final Year Students Only.
Furnished. Available July 2026. 12-Month Stay Required.
05-Week Deposit. EPC D. Council Tax D. 01 x Parking
Space.

A spacious 06-double bedroom furnished property
located in the heart of St Pauls/Montpelier, within easy
reach of UWE & Bristol University, Stokes Croft & Cabot
Circus! Available July 2026. UK Based Guarantors Will Be
Required. Off street parking x 01. EPC D. Council Tax D.

A LARGE SIX BEDROOM FURNISHED STUDENT HOUSE -
3rd & 4th / Final Year Students Only.

Urban Property Bristol is delighted to bring to the 2026
student rental market a large well-presented six double
bedroom furnished town house available from July 2026.

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

The spacious property offers accommodation arranged
over four levels comprising an entrance hallway,
communal lounge, full width kitchen/dining room with
modern fitted wall and base units, built-in
appliances/white goods, furnished double bedrooms,





two modern bathrooms with shower facilities and a useful cloakroom.

The property boasts neutral decorations, modern floorings, part double glazing, gas central heating, fire alarm system, an enclosed rear garden and off-street parking x 1 car.

Each spacious double bedroom offers a radiator and is furnished with double bed, wardrobe, chest of drawers, desk, and a chair.

NB. Mature 3rd & 4th Year Students Only – NO 1st & 2nd Year Students, NO Couples, NO Smokers, NO Children, Unsuitable for pets. (Maximum of 6 x full time student tenants only due to the local Council licence scheme and HMO licence).

Deposit 05-Weeks.12-Month Contract. Available July 2026 until July 2027. Energy Rating D. Council Tax Band D.

Off street parking available x 1. Permit parking may be available, tenants will need to contact local Council for further information and prices.

<https://www.bristol.gov.uk/parking/get-residents-permits>

The property will be professionally deep cleaned on entry.

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

The landlord expects the full rent to be paid on the same date each month as the move in date and the full rent to be paid in one transaction, not to be paid individually by each tenant, due to accounting purposes.

Students must be in full time education for the term on the tenancy and apply to the local council for council tax





exemption. (Council tax band D - Bristol City Council).

To pass standard student referencing – Each 3rd or 4th year student will need to supply the following - An in-date passport and photo driving licence, current proof of address (utility bill, bank statement, fully signed tenancy agreement), in-date photo student card with student number, proof of course (letter from university confirming placement and dates etc).

Student tenant references required - Previous/current landlord reference, credit check, ID check, government right to rent check.

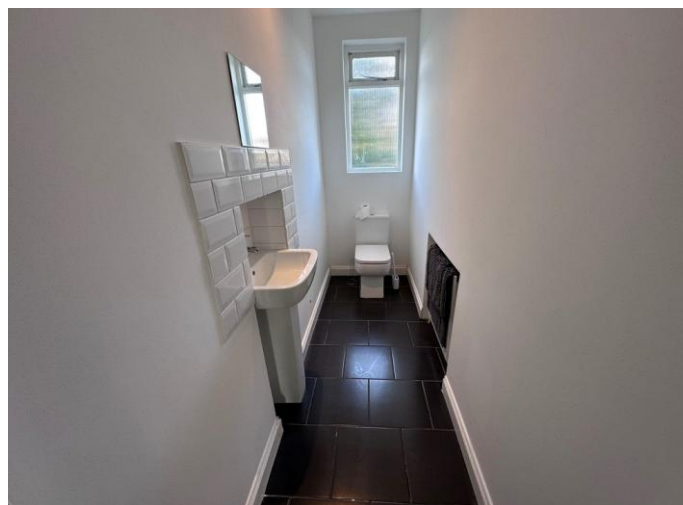
To pass standard guarantor referencing - An annual combined household income of approx. +£151,200 pa ($36 \times \text{rent} / 6 = \text{£}25,200 \text{ pp pa}$) from full time permanent employment or pension income will be needed to pass reference checks.

Each guarantor will need to be a UK based homeowner (own their own property, not a tenant in rented accommodation) in full time permanent employment or pension income, earning +£25,200 pa.

Each guarantor will need to supply the following – an in-date passport and photo driving licence, current proof of address (utility bill, visa/bank statement). Guarantor references required – Affordability check, employment reference, ID check, credit check.

If you are not in full time permanent employment e.g., Retired, self-employed, company director, CEO of a company, part time, zero-hour contract, bank staff, agency contract, just starting a new job, please contact the office before booking a viewing. 0.

As you may also need to supply additional information including bank/savings statements, pension information, wage slips and/or an accountant's reference to pass standard referencing.





If you cannot 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 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/>

RENTERS RIGHTS BILL

Please note due to the governments new Renters' Rights Bill that will come into law before the start of this tenancy, 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 01-week holding deposit (£969.23), rent and a 05-week security deposit (£4846.15) that will be payable before the tenancy starts.





Tel: 0117 9244008

Email: info@urbanpropertybristol.co.uk

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

