



£4,600 pcm

28 Brigstocke Road, St Pauls, Stokes Croft,
Bristol, BS2 8UB

URBAN
PROPERTY

0117 9244008

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£4,600 pcm

STUDENT 2026 - AVAILABLE JUNE 2026 - 3rd & 4th Year Students Only. Spacious SIX-double bedroom furnished property in the heart of St Pauls, easy reach of Bristol University, Stokes Croft. FREE Internet Included. 12-Month Stay. 5-Week Deposit. Permit Parking. EPC C. Council Tax A.

STUDENT 2026 - Available JUNE 2026. 3rd & 4th Year Students Only | Includes High Speed Broadband Only | Well Presented Large Town House | Accommodation Split Over Four Floors | Communal Lounge. Double Glazing & Gas Central Heating.

Six Furnished Double Bedrooms. Large Modern Kitchen/Dining Room | Two Modern Bathrooms & Cloakroom | Bike Storage & Rear Garden. No Parking Offered. Permit Parking Area. | 12-Month Stay. 5-Week Deposit - 3rd & 4th Year Students | EPC C, Council Tax A. UK Based Guarantors Will Be Required.



DESCRIPTION

STUDENT 2026 - AVAILABLE JUNE 2026 - LARGE SIX-DOUBLE BEDROOM FURNISHED STUDENT HOUSE - Final Year Students Only (3rd & 4th Year Only).

Available June 2026 – Date TBC. 12-Month Stay. 5-Week Deposit. Broadband Included. No Parking. UK Employed Guarantor Required. EPC C. Council Tax A.

Urban Property Bristol is delighted to bring to the student rental market a large, spacious, well-presented six-double bedroom furnished town house available from JUNE 2026. 12-Month Stay.

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 is presented to a very good standard offering accommodation arranged over four levels comprising two entrance hallways with a useful bike storage area, fire & burglar alarm system, furnished communal lounge, full width kitchen/dining room with modern fitted wall and base units, built-in appliances, a large table and chairs, six large furnished double bedrooms, two modern bathrooms with shower facilities and a useful cloakroom.





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

Each spacious double bedroom offers UPVC double glazed window, radiator, wooden laminate flooring, broadband point, furniture Includes double bed, built-in wardrobe, chest of drawers, desk and a chair.

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

FREE Internet included Only. Furnished. Energy rating - C. Council Tax Band - A. (Bristol City).

Mobile phone coverage – likely and limited. Check coverage on viewing.

Broadband coverage – FREE – Supplied by the landlord.

No supplied parking available. Permit parking may be available in local permit area, tenants will need to contact local Council.

<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.





All Students must be in full time education for the term of the tenancy and apply to the local council for council tax exemption paying any charges due before exit. Bristol City Council Tax Band A.

<https://www.bristol.gov.uk/residents/council-tax/discounts-and-exemptions/student-exemptions-and-discounts>

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. +£165,600 pa (36 x rent / 6 = +£27,600 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 in full time permanent employment or pension income, earning +£27,600 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. 0117 9244 008.

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 or fail standard referencing with the landlords written agreement you will need to use a guarantor service such as housing hand.

Guarantor Service | Housing Hand - Rent Guarantor Providers

<https://housinghand.co.uk/guarantor-service/>

For more Information, register your details and arrange a viewing call the Bishopston team.

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 (£1061.53), rent and a 5-week security deposit (£5307.69) that will be payable before the tenancy starts.



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