



£4,170 pcm

First & Second Floor Flat, 235b Gloucester Rd, Bishopston,
Bristol, BS7 8NR





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STUDENT 2026 – SPACIOUS SIX BEDROOM MODERN FURNISHED MAISONETTE (1st & 2nd Floor)
– Vibrant Gloucester Rd (A38). Open plan lounge area/modern kitchen, two shower rooms. Six Double Bedrooms. Bike storage. Available June 2026, 5-week Deposit. 12-Month Stay. EPC B. Council Tax A.

STUDENT 2026 - FURNISHED MAISONETTE | SIX x Double Bedroom Student Property - Great Location | Modern Fitted Kitchen & Spacious Open Plan Lounge | Fully Furnished | 2 Shower Rooms - EPC B. Council Tax A.
Bike Storage & Optional Parking - Charged Extra | Double Glazing & Gas Central Heating | Six Students Only | UK Based Guarantors Will Be Required. | 12-Month Stay. 5-Week Deposit.



DESCRIPTION

STUDENT 2026 – AVAILABLE JUNE 2026. SPACIOUS SIX BEDROOM FURNISHED MAISONETTE.

Students Only - A fantastic six double bedroom furnished student maisonette (1st & 2nd Floor) located on the busy & vibrant Gloucester Rd (A38) in the heart of Bishopston with its mixture of independent shops, cafes/bars & being within easy reach of Montpelier Railway Station, the City Centre & within easy reach of UWE & Bristol University. EPC B & Council Tax A.

Urban Property Bristol bring to the student 2026 rental market a six double bedroom furnished maisonette available from June 2026. 12-Month Stay.

Arranged over two levels the modern accommodation comprises, entrance hallway with stairs leading up to the first floor with two double furnished bedrooms, modern white suite shower room, large lounge/kitchen with modern matching wall and base units, white goods, modern sofas, dining table & chairs.

To the second floor you will find a second modern shower room & a further four furnished double bedrooms, all bedrooms come with numerous electrical sockets, radiator & modern double glazed window.

Each double bedroom will have a bed, wardrobe, desk,





chair & neutral carpets & decorations.

Benefiting from gas central heating, double glazing and outside front bike storage stands.

Available June 2026 – Date TBC to Mature full time students only on a furnished basis.

NO Children, STRICTLY NO Smoking, NO Drugs, NO Couples. (SIX full time student tenants only). Unsuitable for pets.

NO Parking is offered with the property. On street parking only is available in the local area. Optional parking found to the front of the building – Extra charges to be negotiated with the Landlord.

12-Month Stay, 5-Week Deposit. EPC Rating B, Council Tax Band A – Bristol City Council.

All tenants must be students in full time education for the term of the tenancy and must apply to the local council for council tax exemption and pay any council tax due in full before exit.

Tenants must not climb outside onto the rear and adjoining roofs.



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

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.

To pass standard student referencing – Each 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. +£150,120 pa ($36 \times \text{rent} / 6 = +£25,020 \text{ pp pa}$) 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 in full time permanent employment or pension income, earning +£25,020 pp 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.

Note ALL tenants and their guarantors will need to take part and pass standard referencing - If you fail to take part or are unable 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 proposed 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/>

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

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.

TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 1-week holding deposit (£962.30), rent and a 5-week security deposit (£4811.53) that will be payable before the tenancy starts.





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