



£1,950 pcm – No Bills Included.

26 Seventh Avenue, Filton,
Bristol, BS7 0QD





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STUDENT 2026/27 - AVAILABLE JULY 2026 - 3rd YEARS ONLY - Well-Presented FOUR Bedroom
Furnished Modern house located off Filton Avenue - 3 Doubles & 1 Single – No Bills Included - 5-Week
Deposit. Approx.12-Month Stay - Wednesday 01st July 2026 to 30th June 2027 Required. DG &
GCH.EPC C.Council Tax B.

AVAILABLE JULY 2026 - MODERN STUDENT HOUSE - 3rd & 4th Year Students Only | 3 Double Bedrooms & 1 Single Bedroom | Modern
Decorations & Floorings. | No Bills Included. | Modern Kitchen with white goods.
Large Rear Garden. No Parking - Local on Street. | Offered Furnished. EPC C. Council Tax B. | Approx.12-Month Stay -Wednesday 01st July
2026 to 30th June 2027 | 5-Weeks Deposit. | UK Based Guarantors will be Required by Landlord.



DESCRIPTION

STUDENT HOUSE 2026/27 - AVAILABLE JULY 2026 -
MODERN WELL PRESENTED – Four Bedroom Furnished
Student House – No Bills Included - Urban Property
Bristol are delighted to present this modern furnished
four bedroom student house (3 x Double Bedrooms & 1 x
Single Bedroom) located off Filton Avenue, within easy
reach of UWE.

The well-presented property comprises of a ground floor
furnished front bedroom, rear reception room and a
modern extended kitchen (modern white goods included)
with access to the large rear garden.

On the second floor, there are two further furnished
double bedrooms, one good sized single bedroom and a
modern bathroom with bath and shower over.

The property benefits from modern decorations and
flooring's, modern gas central heating, double glazing,
large mature rear garden, a garage for storage only in the
garden (upon written request to the landlord), No
parking supplied, on street parking only. Not a permit
parking area.

Available 12-Month Stay - Wednesday 01st July 2026 to
30th June 2027 Required to Mature 03rd & 04th year full
time students Only on a furnished basis.





NO 01st or 02nd Year Students. STRICTLY NO Smoking, NO Drugs, NO Couples. (4 x full time student tenants only).

5-Week Deposit. EPC Rating C, Council Tax Band B – South Gloucestershire.

Students must be in full time education for the term of the tenancy and must apply to the local council for council tax exemption – proof will be required. South Gloucestershire – Band B.

<https://beta.southglos.gov.uk/council-tax-exemptions/>

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 house is well maintained and will be professionally deep cleaned on entry paid for by the landlord who will manage the tenancy.

The landlord will supply a check-in inventory report and the expectation is for the house to be returned to the same condition as per check-in, with the property being professionally deep cleaned on exit paid for by the tenant/s supplying an invoice as evidence.



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.

To pass standard student referencing – Each 3rd or 4th year full time 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 (evidence 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. +£70,200 pa (36 x rent / 4 = +£17,550 pp pa or / 3 = £23,400 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 +£17,550 or £23,400 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., Self-employed, company director, CEO of a company, zero-hour contract, bank staff, agency staff, part time, just starting a new job, please contact the office before booking a viewing.

As you may also need to supply bank/ savings statements, 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 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/>



HALLWAY

16' 01" x 5' 07" narrowing to 3' 00" (4.9m x 1.7m)

BEDROOM ONE

12' 06" (14' 09" into bay) x 12' 01" narrowing to 10' 10" (3.81m x 3.68m)

LIVING ROOM

12' 00" x 10' 06" narrowing to 9' 04" (3.66m x 3.2m)

KITCHEN

17' 00" x 7' 01" (5.18m x 2.16m)

FIRST FLOOR LANDING

9' 01" x 7' 05" narrowing to 6' 00" (2.77m x 2.26m)

BEDROOM TWO

12' 06" x 10' 04" narrowing to 9' 01" (3.81m x 3.15m)

BEDROOM THREE

12' 01" x 11' 09" (3.68m x 3.58m)

BEDROOM FOUR

9' 05" x 7' 04" (2.87m x 2.24m)

BATHROOM

5' 07" x 5' 10" (1.7m x 1.78m)

RENTERS' RIGHTS BILL

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TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 1-week holding deposit (£450.00), rent and a 5-week security deposit (£2250.00) that will be payable before the tenancy starts.

Note if you withdraw, refuse to take part or fail referencing your holding deposit may be retained by the landlord to cover his reasonable costs and to cover time off the market.





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