



£715 pcm – Most Bills Included.

FFFD, Room 1, En-Suite, 3 Potterswood Close, Kingswood,
Bristol, BS15 8LW





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MODERN DECORATIONS & FLOORING'S - FURNISHED EN-SUITE BEDROOM - AVAILABLE AUGUST -2026 - MODERN PROFESSIONAL SHARED HOUSE MINUTES FROM KINGSWOOD & HANHAM. BILLS INCLUDED. FREE COMMUNAL CLEANER, COMMUNAL SKY TV & WIRELESS BROADBAND. EPC C. COUNCIL TAX D. 05-WEEK DEPOSIT.

MODERN FLOORINGS & DECORATIONS - SPACIOUS En-Suite Double Bedroom | Modern Town House - 3 Levels | Modern Kitchen with White Goods | Spacious Lounge/Diner. Useful Cloakroom | Five Tenants Sharing Communal Areas. 1 x tenant per bedroom. No Couples. Modern Room Let/Shared House | Popular Location - Close to Kingswood & Hanham | Bathroom. Double Glazing & Gas Central Heating. No Parking Supplied. | 5-Week Deposit. Bill's Included - Free Broadband & Free Cleaner | Furnished. Available August - Date TBC. EPC C. CTax D



DESCRIPTION

FURNISHED EN-SUITE DOUBLED BEDROOM - MODERN FLOORING'S & DECORATIONS.

AVAILABLE AUGUST - Date TBC.

SHARED HOUSE/ROOM LET - SINGLE OCCUPANCY - ONE x Tenant only per bedroom - No Couples.

MINUTES FROM KINGSWOOD & HANHAM HIGH STREETS.

Including Bills – Water/Sewage. Gas, Electric. Communal Lounge TV Licence (Not supplied for the Bedroom). FREE Broadband. FREE Bi-Weekly Cleaner. Landlord pays Council Tax.

Urban Property Bristol are delighted to bring to the rental market this well presented modern five-bedroom three level professional shared town house located in the ever-popular area of Kingswood of Bristol, minutes from Hanham High Street and giving excellent commuter routes into Bristol City Centre together with good access links to the A420, M32, M4 & M5 Motorways.

The well-presented SPACIOUS furnished first floor front double bedroom with en-suite shower room benefits from a double bed, built-in wardrobe, chest of drawers, desk and chair with MODERN flooring's (Bedroom Laminate and En-Suite Lino) and MODERN decorations.





Benefits include – shared downstairs cloakroom, shared modern kitchen with white goods to include, gas hob, electric oven, washing machine, tumble dryer and two large fridge freezers, shared large full width lounge/dining room with sofas, TV, table, and chairs with double doors leading out to the rear garden with bike storage and rear access.

Five tenants will share the communal areas including modern kitchen, lounge/diner, useful cloakroom, main bathroom (shared between Four x tenants). ONE x tenant only per bedroom. No Couples.

The property boasts PVC double glazed windows, gas central heating and an enclosed low maintenance rear garden. No parking supplied, on road only.

Included within the rent the landlord will pay for and supply all furniture, bills including gas, electric, water/sewage, Landlord pays council tax, FREE broadband, communal TV licence only (not bedrooms), FREE Basic TV package, FREE regular cleaner.

One x professional mature tenant only, NO COUPLES, NO CHILDREN, NO SMOKERS, NO STUDENTS. Unsuitable for pets.

Available August 2026 - Date TBC.

Due to the property HMO licence only one tenant per double bedroom - maximum FIVE x tenants in total living at the property.

Council Tax Band D (South Gloucestershire Council) and EPC Rating C.

Broadband and Mobile phone coverage standard – See Ofcom information and check on the viewing.

The landlord expectation is for the bedroom and en-suite





shower room to be returned in the same condition as per check in, the landlord will supply an inventory as evidence. The bedroom needs to be professionally deep cleaned on exit to a professional standard arranged by the tenant.

NB. To pass standard referencing – You must be in a full-time permanent contract with a UK based employer. An annual household income of approx. +£21,450 pa (30 x rent) from full time permanent employment or pension income will be needed to pass reference checks. (References required – affordability check, employment, previous landlord, credit check, ID check, government right to rent check).

If you are not in full time permanent employment e.g., Self-employed, company director, CEO of a company, zero-hour, bank staff, agency, just starting a new job, part time, student etc 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 (+£25,740 pa) from permanent employment or pension income will be needed to pass reference checks. (References required – UK base homeowner, (not a tenant in rented accommodation). affordability, employment, ID check, credit check).



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 the needed 5-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 has now come into law and started on the 01st May 2026, the information within this advert and tenancy details may change.

BEDROOM 1

15' 3" x 8' 4" (4.65m x 2.54m) Double glazed window frame, wall mirror, radiator, built-in wardrobes, door to en suite..

ENSUITE

6' 1" x 6' 5" (1.85m x 1.96m) Double glazed window frame, modern white suite comprising of low level WC, wall hand basin, part tiled walls, walk in shower cubical, extractor fan...

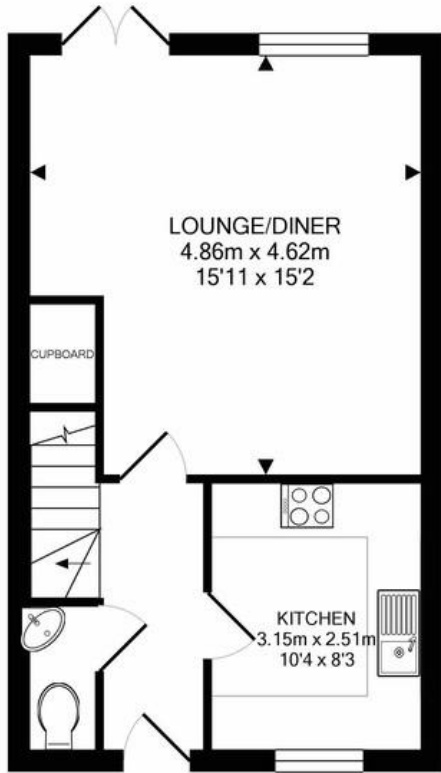
PARKING INFORMATION

No off-road Parking Offered.

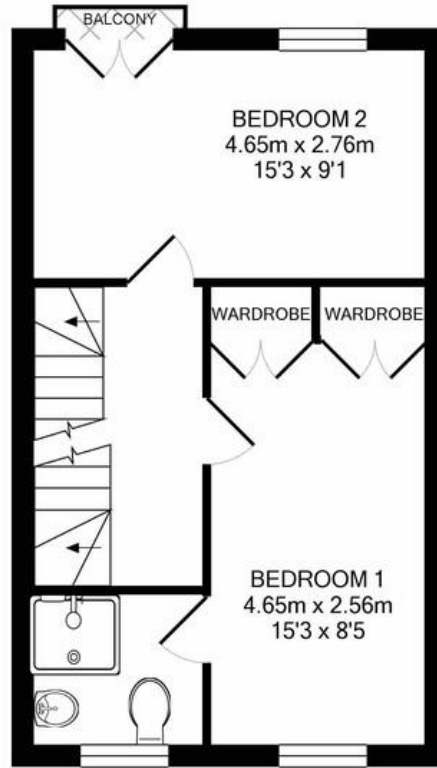
On Road parking available Potterswood, Hanham Road and local area.

TENANT INFORMATION

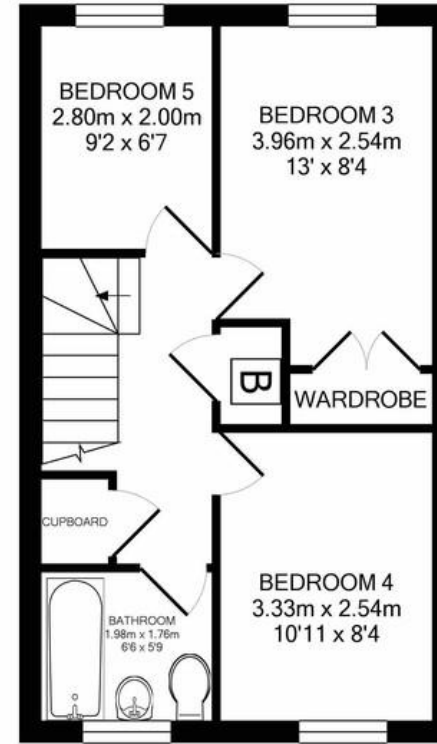
As part of our application process, no agency fees are due. Standard charges will include 01-week holding deposit (£165.00), rent and a 05-week security deposit (£825.00) that will be payable before the tenancy starts.



GROUND FLOOR
APPROX. FLOOR
AREA 37.0 SQ.M.
(398 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 37.0 SQ.M.
(398 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 37.0 SQ.M.
(398 SQ.FT.)

TOTAL APPROX. FLOOR AREA 111.0 SQ.M. (1195 SQ.FT.)
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