



£650 pcm – Most Bills Included.

Room 2, TFRD, 13 Brigstocke Road, St Pauls,
Bristol, BS2 8UF





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AVAILABLE NOVEMBER - FURNISHED - SHARED HOUSE/ROOM LET – Well-Presented Top Floor Rear Double Bedroom set in a 4 level, 7-bedroom professional shared house located close to Stokes Croft (A38). All Bills Included - Excluding TV Licence. 5-Week Deposit. 1 x Named Tenant. EPC C. Council Tax B.

Video Tour Available - 07-Bedroom Shared House/Room Lets | AVAILABLE NOVEMBER - FURNISHED - All Bills Included - Excluding TV | Well Presented - Top Floor Rear Double Room | Modern Decorations & Floorings | Double Glazing & Gas Central Heating Communal Lounge & Two Kitchens | One Shared Bathroom | Available NOVEMBER 2026 | One Named Tenant Only. No Couples. Professional or Mature Student. Permit Parking in Area. | 5-Week Deposit. EPC C, Council Tax B



DESCRIPTION

Video Tour Available – <https://youtu.be/eGAzEGfipCU>

AVAILABLE NOVEMBER - FURNISHED – WELL-PRESENTED TOP FLOOR REAR DOUBLE BEDROOM.

Urban Property Bristol bring to the rental market a WELL-PRESENTED furnished top floor rear double bedroom room let set in a spacious friendly, 7-bedroom shared house found in the heart of St Pauls being a few minutes from Stokes Croft.

Most bills included.
(Water/Sewage/Gas/Electric/Broadband) – Not TV Licence. Landlord to pay for Council Tax.

Furnished - Double bed, chest of drawers, small desk and a chair.

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

A spacious property offering accommodation arranged over four levels comprising from a furnished communal lounge, two kitchens with modern fitted units, built-in





appliances, furnished double bedroom, one shared bathroom with bath and shower over.

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

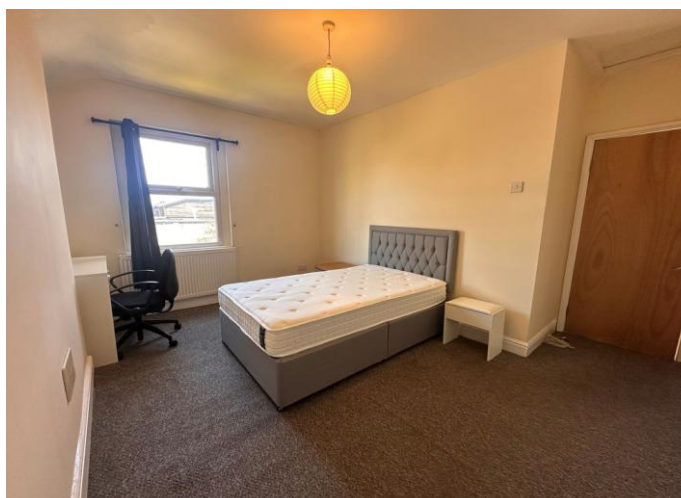
The top floor rear facing double bedroom comprises double glazed window, radiator, storage recess, neutral modern carpet, and decorations.

MOST Bills Included - Water rates, sewage rates, gas, electric and basic broadband, but excludes TV licence. The landlord pays for the Council Tax. 5-week Deposit.

No Parking offered with the property. Local on road permit parking maybe available, tenants to contact Bristol City Council.

Bristol City Council permit parking in area - <https://www.bristol.gov.uk/parking/residents-parking-schemes>

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 have changed.



Maximum of one named professional tenant on a Full-Time Permanent employment contract Only. Due to the local Council HMO licence scheme the landlord will only allow one named tenant to live in each bedroom. (Maximum SEVEN named tenants only). 1 x Professional or 1 x Mature Student per bedroom.

Council Tax Band B (Bristol City Council) and EPC Rating C. Broadband – Normal Supply, provided by the landlord, Mobile Phone Coverage – Normal Supply.

NB. From the landlord - Cleaning - The bedroom and carpet will be cleaned by the landlord on entry.



The landlord expectation is for the bedroom to be returned to the same condition as per check-in with the bedroom being deep cleaned to a high professional standard on exit, returning the bedroom to the same condition as per check-in.

Property maintenance. Tenants must immediately let the landlord know of any issues requiring maintenance attention. Text and or email.

NB. To pass standard referencing - An annual combined household income of approx. +£19,500 pa (30 x rent) from full-time permanent employment or pension income will be needed to pass reference checks. (References required – affordability check, employment check, previous landlord, credit check, ID Check, government right to rent check).

If you are not in full-time permanent employment e.g., part time, student, self-employed, zero-hour, bank staff, agency, short term contract, fixed term contract +12-months, just starting a new job or CEO of a company or director of a company 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 (+£23,400 pp) from permanent employment or pension income will be needed to pass reference checks. (References required – affordability check, employment check, ID check, credit check).

If you cannot pass referencing or provide a suitable guarantor 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/>





FURNISHED

The landlord will supply a double bed, chest of drawers, small desk and a chair if the tenant needs furniture.

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 (£150.00), rent and a 5-week security deposit (£750.00) that will be payable before the tenancy starts.

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