



£1,300 pcm – No bills included within rent.

GFF, 20 Howcroft Court, Eastmead Lane,
Bristol, BS9 1HJ





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£1,300 pcm

EMPTY & AVAILABLE NOW – NEWLY REFURBISHED – TWO BEDROOMS – UNFURNISHED. Stoke Bishop close to The Downs – Well-presented ground floor flat set in a quite location. New kitchen, modern bathroom, new decorations & flooring, updated DG & electrics. EPC TBC. Council Tax B. 5-Week Deposit. 12-Month Stay

NEWLY REFURBISHED | Two Double Bedrooms | NEW Kitchen with NEW White Goods | Modern Bathroom | Updated Double Glazing & Electrics

EMPTY & AVAILABLE NOW - Minutes from Durdham Downs | NEW Modern Electric Heating. NEW Decorations. NEW Floorings | On Road Parking close by. | Idea for professional a single tenant, two friends or a couple. | 5-Week Deposit. 12-Month Stay. EPC TBC. Council Tax B



DESCRIPTION

EMPTY & AVAILABLE NOW – NEWLY REFURBISHED – TWO BEDROOMS.

Located in Stoke Bishop which is a very popular area in Bristol. The local shops are within close proximity as well as a dentists and doctors. There are good transport links to the City Centre, Cribbs Causeway and the M4/M5 motorway networks.

Durdham Down (The Downs) and Whiteladies Rd are with a few minutes' drive.

This well presented bright and spacious ground floor apartment set in a very quiet yet convenient location with landscaped communal gardens including clothes drying space and barbecue area.

Recently refurbished to a high standard, offered unfurnished the bright airy accommodation briefly comprises: entrance hall, light rear facing living room with new wooden style flooring giving views across the gardens, new modern fully fitted kitchen with new appliances (hob, oven, extractor hood, dishwasher, washing machine, fridge/freezer, tumble dryer) and two good sized bedrooms with a modern bathroom with shower over bath.

Further benefits include new decorations, new flooring





throughout, updated electrics, updated double glazing, new insulation, new modern electric heating with plenty of free on street parking in the surrounding area.

Unfurnished (white goods only), 5-Week Deposit. 12-Month Contract. Available Now. On street parking only within the local area.

No Smokers, No Students. Ideal for a single professional or professional couple.

The property is unsuitable for pets. **NO PETS ALLOWED DUE TO BUILDING MANAGEMENT RULES.**

NB. Maximum of two professional adult tenants on full time permanent employment contracts only. Due to the local Council additional licence scheme the landlord will only allow two adult tenants (two friends or a couple) to live in the property.

Council Tax Band B (Bristol City Council) and EPC Rating TBC. Broadband – Normal Supply, Mobile Phone Coverage – Normal Supply. Please check on viewing.

The property will be deep cleaned by the landlord who will also manage the property/tenancy.

On exit the landlord expectation is for the property to be returned to the same condition as per check-in, with no damage and being cleaned to a professional standard.

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

NB. To pass standard referencing - An annual combined household income of approx. +£39,000 pa (30 x rent +£39,000 pa x 1 tenant or / 2 tenants = +£19,500 pp pa) 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 less than the length of the tenancy period offered 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 combined household income of 36 x the rent (+£46,800 pa) 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 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/>

Note due to the new Government renters rights bill due to come into law later this year details within this tenancy may change at some point in the future. (01st May 2026).

For more information, please call the Bishopston team today.





RENTERS RIGHTS BILL

Please note due to the governments new Renters' Rights Bill that has come into law and will start on the 01st May 2026, the information within this advert and tenancy details may change.

ENTRANCE LOBBY

4' 6" x 3' (1.37m x 0.91m)

ENTRANCE HALL

6' 4" x 4' (1.93m x 1.22m)

LOUNGE/DINER

15' 5" x 13' 3" (4.7m x 4.04m)

KITCHEN

11' 9" x 7' 11" (3.58m x 2.41m)

BATHROOM

5' 10" x 6' 9" (1.78m x 2.06m)

BEDROOM ONE

12' 11" x 8' 5" (3.94m x 2.57m)

BEDROOM TWO

8' 11" x 8' 4" (2.72m x 2.54m)

TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 1-week holding deposit (£300.00) rent and a 5-week security deposit (£1500.00) that will be payable before the tenancy starts.





Tel: 0117 9244008

Email: info@urbanpropertybristol.co.uk

82a Gloucester Road, Bishopston, Bristol, BS7 8BN

