



£575 pcm – Most Bills Included.

TFFD, Room 1, 16 Potterswood Close, Kingswood,
Bristol, BS15 8LW





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VIDEO TOUR AVAILABLE ON RIGHTMOVE - AVAILABLE AUGUST 2026 - ROOM LET - A WELL PRESENTED FURNISHED DOUBLE BEDROOM IN A MODERN 5-BEDROOM SHARED HOUSE . ALL BILLS INCLUDED. Landlord Pays Council Tax. Not TV licence for the Bedroom. 1 x Professional Tenant Only. 5-Week Deposit. EPC C. Council Tax D.

VIDEO TOUR AVAILABLE ON RIGHTMOVE - ROOM LET - SHARED HOUSE - Professional Shared Modern House | Rear Garden with Bike Storage & Rear Access. | Furnished Top Floor Front Double Bedroom | Communal Modern Kitchen with White Goods | Useful Cloakroom - Council Tax Band D (South Gloucestershire Council) and EPC Rating C.

AVAILABLE AUGUST 2026 - Furnished Communal Lounge | Communal Bathroom with Bath & Shower - Shared with 04 x Tenants. | Double Glazing & Gas Central Heating | All Bills Included - Landlord Pays Council Tax. Communal TV Licence Only. FREE Broadband & Cleaner | ONE x Professional Tenant Only. 05-Week Deposit.



DESCRIPTION

VIDEO TOUR AVAILABLE ON RIGHTMOVE -
https://youtu.be/p5aiJ_BfNME

SHARED HOUSE - ROOM LET - SINGLE OCCUPANCY -
AVAILABLE AUGUST 2026 - Furnished Modern Double
Bedroom Room Let - All Bills Included. (Not Bedroom TV
Licence).

ROOM LET/SHARED HOUSE - A WELL PRESENTED
FURNISHED DOUBLE BEDROOM IN A MODERN SHARED
HOUSE MINUTES FROM KINGSWOOD & HANHAM HIGH
STREETS. ALL BILLS INCLUDED.

Including Communal Lounge TV Licence – Not supplied
for the Bedrooms. FREE Broadband. FREE Bi-Weekly
Cleaner. Landlord pays Council Tax.

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

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 furnished top floor front double bedroom benefits from a double bed, wardrobe, chest of drawers and a desk and chair.

The modern accommodation boasts modern neutral decorations, wooden laminate flooring, modern carpets.

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 sunny 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).

The property boasts UPVC double glazed windows, gas central heating and an enclosed sunny 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, 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.

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

Council Tax Band D (South Gloucestershire Council) and EPC Rating C. No Parking with room.



The landlord expectation is for the bedroom to be returned in the same condition as per check in, with the bedroom being professionally cleaned on exit arranged by the tenant.

NB. To pass standard referencing - An annual household income of approx. +£17,250 pa (30 x rent) from full time permanent employment or pension income will be needed to pass reference checks. (References required – affordability, 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 or furloughed 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 (+£20,700 pa) from permanent employment or pension income will be needed to pass reference checks. (References required – affordability, employment, 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/>





BEDROOM 1- TFFD

10' 11" x 8' 3" (3.33m x 2.51m) Double glazed window to front aspect, radiator, wooden effect laminate flooring, smoke alarm.

Furniture included - double bed, wardrobe, chest of drawers, desk, chairs, blind.

PARKING INFORMATION

No Parking Offered.

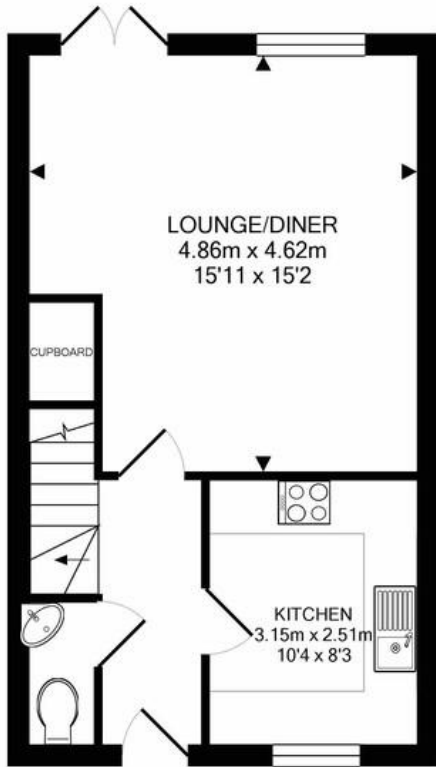
On Road parking available Potterswood, Hanham Road and local area.

Renters' Rights Bill

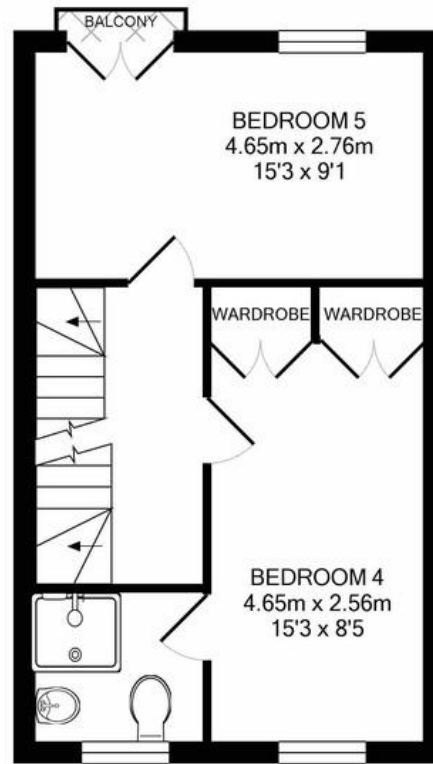
Please note due to the governments new Renters' Rights Bill that started on the 1st May 2026 information within this advert and tenancy details may change.

TENANT INFORMATION

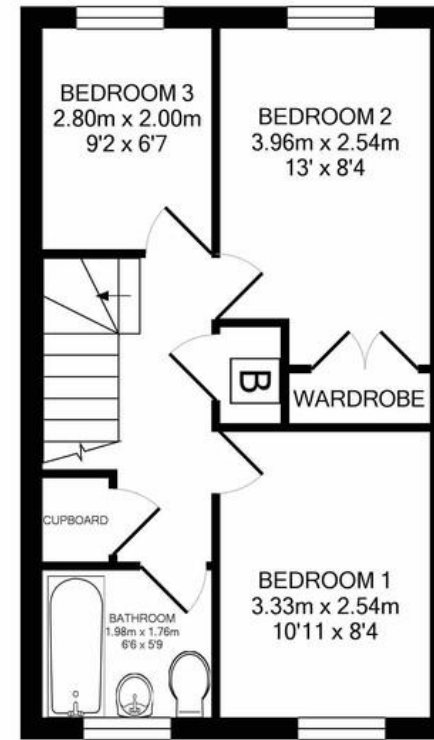
As part of our application process, no agency fees are due. Standard charges will include 01-week holding deposit (£132.69), rent and a 05-week security deposit (£663.46) that will be payable before the tenancy starts.



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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