



£3,475 pcm

First & Second Floor Flat 68a Gloucester Rd, Bishopston,
Bristol, BS7 8BH





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STUDENT 2026 - AVAILABLE JUNE - WELL PRESENTED - MODERN FURNISHED FIVE-BEDROOM
FLAT - Maisonette (1st & 2nd Floor) Busy & Vibrant Gloucester Rd (A38). Great access to the City
Centre, Bristol Uni & UWE. 5-Week Deposit. EPC D. Council Tax B. 12-Month Stay.

STUDENT 2026 - FIVE BED - AVAILABLE JUNE 2026 | Five Double Furnished Bedrooms | First & Second Floor Student Flat | Lounge Area &
Modern Kitchen Area with White Goods | Double Glazing & Gas Central Heating
Two Modern Shower Rooms | 5-Week Deposit. 12-Month Stay | Available JUNE 2026 | UK Based Guarantors Will Be Required | EPC D.
Council Tax B. No Parking Offered.



DESCRIPTION

STUDENT 2026 – AVAILABLE JUNE 2026 - FIVE Double
Bedroom Furnished Maisonette (1st & 2nd Floor).

Please contact the office for further information 0117
9244 008.

Urban Property is pleased to bring to the rental market
this well presented first & second floor 05-double
bedroom maisonette available JUNE 2026. 5-week
Deposit. 12-Month Stay. EPC D. Council Tax B.

Arranged over two levels the modern accommodation
comprises, entrance hallway with bin storage area, stairs
lead to the first floor with two double furnished
bedrooms, modern shower room, large lounge/kitchen
with modern matching wall and base units, white goods
& a leather sofa.

To the second floor you will find a second shower room
and a further three furnished double bedrooms, all
bedrooms come with numerous electrical sockets,
radiator and double glazed window.

Each double bedroom benefits from a double bed,
wardrobe, desk and chair and carpets. Property boasting
gas central heating & double glazing.

Available June to five mature full-time students on a





furnished basis. (5 x student tenants only).

NO Children, STRICTLY NO Smoking, NO Drugs, NO Couples. Unsuitable for pets. NO Parking offered. On street parking only is available in the local area.

5-Week Deposit. 12-Month Stay. EPC Rating D, Council Tax Band B – Bristol City Council.

All students must be in full time education for the term of the tenancy and must apply to the local council for council tax exemption and pay any council tax due in full before exit.

Tenants must not climb outside onto the rear and adjoining roofs.

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 property will be professionally deep cleaned on entry.

The landlord expectation is for the property to be returned in the same condition as per check in, with the property being professionally cleaned on exit paid for by the tenant/s supplying an invoice as evidence.

To pass standard student referencing – Each 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 (letter form 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. +£125,100 pa ($36 \times \text{rent} / 5 = +£25,020 \text{ pp pa}$) 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 +£25,020 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., Retired, self-employed, company director, CEO of a company, part time, zero-hour contract, bank staff, agency contract, just starting a new job, please contact the office before booking a viewing.

As you may also need to supply additional information including bank/savings statements, pension information, wage slips and/or an accountant's reference to pass standard referencing.

Note ALL tenants and their guarantors will need to take part and pass standard referencing - If you fail to take part or are unable to pass standard referencing, or 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/>





For more Information, register your details and arrange a viewing call the Bishopston Team.

RENTERS RIGHTS BILL

Please note due to the governments new Renters' Rights Bill that may come into law before the start of this tenancy, the 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 1-week holding deposit (£801.92), rent and a 5-week security deposit (£4009.61) that will be payable before the tenancy starts.





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