



£1,800 pcm – No bills include within rent.

26 Seventh Avenue, Filton,
Bristol, BS7 0QD





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AVAILABLE NOW - FOUR BEDROOM STUDENT HOUSE - NEW DECORATIONS, SOME NEW FURNITURE & PROFESSIONALLY CLEANED - Well -Presented MODERN FOUR Bedroom FURNISHED house located off Filton Avenue – No Bills Included - 5-Week Deposit. Approx.12-Month Stay. DG & GCH. EPC C. Council Tax B. Large Garden.

AVAILABLE NOW - MODERN STUDENT HOUSE | NEW DECORATIONS - FOUR FURNISHED BEDROOMS | SOME NEW FURNITURE - Modern Decorations & Floorings. | No Bills Included. | Separate Lounge Modern Kitchen with white goods. Large Rear Garden. No Parking - Local on Street. | PROFESSIONALLY CLEANED - Offered Furnished. EPC C. Council Tax B. | Approx.12-Month Stay. 5-Weeks Deposit. | Double Glazing & Gas Central Heating | UK Based Guarantors will be Required by Landlord.



DESCRIPTION

WALK THROUGH VIDEO TOUR AVAILABLE ON
RIGHTMOVE AND ZOOPLA !! -

<https://youtu.be/9Oq2yX02Vkl>

STUDENT HOUSE - 1st, 2nd, 3rd, & 4th YEARS
WELCOMED.

AVAILABLE NOW - MODERN WELL PRESENTED – NEW
DECORATIONS, SOME NEW FURNITURE &
PROFESSIONALLY CLEANED.

Four Bedroom Furnished Student House – No Bills
Included - Urban Property Bristol are delighted to present
this modern furnished four bedroom student house
located off Filton Avenue, within easy reach of UWE.

The well-presented NEWLY REDECORATED property
comprises of a ground floor furnished front bedroom,
rear reception room and a modern extended kitchen
(modern white goods included) with access to the large
rear garden.

On the second floor, there are two further furnished
double bedrooms, one good sized single bedroom and a
modern bathroom with bath and shower over.

The property benefits from modern NEW decorations
and modern flooring's, modern gas central heating,





double glazing, large mature rear garden, a garage for storage only in the garden (upon written request to the landlord), No parking supplied, on street parking only. Not a permit parking area.

Available NOW - 12-Month Stay - required to full time students Only on a furnished basis.

Bedroom Furniture Includes - NEW Mattresses, NEW Wardrobes, Desks, Chairs, Chest of Drawers, Mirrors.

Modern Appliances - Washer/dryer, Dishwasher, Large Fridge/freezer, Hob, Oven & Extractor Hood.

STRICTLY NO Smoking, NO Drugs, NO Couples. (4 x full time student tenants only).

5-Week Deposit. EPC Rating C, Council Tax Band B – South Gloucestershire.

Students must be in full time education for the term of the tenancy and must apply to the local council for council tax exemption – proof will be required. South Gloucestershire – Band B.

<https://beta.southglos.gov.uk/council-tax-exemptions/>

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 house is well maintained and will be professionally deep cleaned on entry paid for by the landlord who will manage the tenancy.

The landlord will supply a check-in inventory report and the expectation is for the house to be returned to the same condition as per check-in, with the property being professionally deep cleaned on exit paid for by the tenant/s supplying an invoice as evidence.





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

To pass standard student referencing – Each full time 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 (evidence letter from 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. $+\pounds64,800$ pa ($36 \times \text{rent} / 4 = +\pounds16,200$ pp pa or $/ 3 = \pounds21,600$ 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 combined $36 \times \text{rent}$ 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., Self-employed, company director, CEO of a company, zero-hour contract, bank staff, agency staff, part time, just starting a new job, please contact the office before booking a viewing.

As you may also need to supply bank/ savings statements,





wage slips and/or an accountant's reference to pass standard referencing.

If you cannot 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/>

HALLWAY 16' 01" x 5' 07" narrowing to 3' 00" (4.9m x 1.7m)

BEDROOM ONE 12' 06" (14' 09" into bay) x 12' 01" narrowing to 10' 10" (3.81m x 3.68m)

LIVING ROOM 12' 00" x 10' 06" narrowing to 9' 04" (3.66m x 3.2m)

KITCHEN 17' 00" x 7' 01" (5.18m x 2.16m)

FIRST FLOOR LANDING 9' 01" x 7' 05" narrowing to 6' 00" (2.77m x 2.26m)

BEDROOM TWO 12' 06" x 10' 04" narrowing to 9' 01" (3.81m x 3.15m)

BEDROOM THREE 12' 01" x 11' 09" (3.68m x 3.58m)

BEDROOM FOUR 9' 05" x 7' 04" (2.87m x 2.24m)

BATHROOM 5' 07" x 5' 10" (1.7m x 1.78m)



TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 1-week holding deposit (£415.38), rent and a 5-week security deposit (£2,076.92) that will be payable before the tenancy starts.



Tel: 0117 9244008

Email: info@urbanpropertybristol.co.uk

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

