



£4,170 pcm

First & Second Floor Flat (Upper) 66a Gloucester Rd,  
Bishopston, BS7 8BH







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Bristol, BS7 8BH

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2026 STUDENTS - AVAILABLE JULY 2026 - MODERN SPACIOUS WELL PRESENTED - SIX FURNISHED DOUBLE BEDROOM FLAT- Spacious Maisonette located on Gloucester Rd (A38) giving great access to the City Centre & UWE. UK Guarantors required. 5-Week Deposit. 12-Month Stay. EPC E, Council Tax A.

2026 STUDENTS - SIX BEDROOM - AVAILABLE JULY 2026 | Two Level Flat Student Property (1st & 2nd floor) - 6 Double Bedroom Furnished Flat | Popular busy Gloucester Road Location (A38). | Two Shower Rooms | EPC E. Council Tax A FURNISHED - Boasts Double Glazing & Gas Central Heating | Lounge with Modern Kitchen | UK Based Guarantors Will Be Required | 5-Week Deposit - 12 Month Stay | AVAILABLE JULY 2026



### **DESCRIPTION**

**STUDENT 2026 – AVAILABLE JULY 2026 – SPACIOUS SIX BEDROOM FURNISHED FLAT.**

Please contact the office for further information  
01179244008.

Urban Property Bristol bring to the student rental market a furnished SIX Double Bedroom two level maisonette (1st & 2nd Floor) offering neutral and spacious accommodation. EPC E. Council Tax A. 5-Week Deposit. 12-Month Stay.

The accommodation is arranged over two levels comprising from an entrance hallway with stairs leading up to the first-floor landing, doors lead to a spacious rear facing lounge with modern fitted kitchen including white goods, (washing machine & dryer, electric cooker) & a useful breakfast bar, two shower rooms & two furnished double bedrooms with double beds, wardrobe, desk, chair & chest of drawers.

To the second floor can be found a further four furnished double bedrooms all offering good sized bright double bedrooms.

The property benefits from double glazing, gas central heating and neutral decorations.







NO Children, STRICTLY NO Smoking, NO Drugs, NO Couples. (6 x full time student tenants only). Unsuitable for pets.

NO Parking offered with the property - On Street parking only is available in the local area.

5-Week Deposit. 12-Month Stay. EPC Rating E, Council Tax Band A – 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 and the landlord will complete an inventory.

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 from university confirming full time 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. +£150,120 pa ( $36 \times \text{rent} / 6 = \text{£}25,202 \text{ pp pa}$ ) 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 pp 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/>

### **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.

### **LOWER ENTRANCE HALL**

8' 11" x 4' 3" (2.72m x 1.3m).

### **FIRST FLOOR LANDING**

16' 9" x 3' 3" (5.11m x 0.99m) LOUNGE/KITCHEN

13' 2" x 19' 11" (4.01m x 6.07m).

### **SHOWER ROOM - RIGHT**

6' 1" x 5' 3" (1.85m x 1.6m).

### **SHOWER ROOM - LEFT**

4' 4" x 7' max into cubicle- narrowing to 5" 6' (1.32m x 2.13m).

### **BEDROOM ONE - FRONT RIGHT**

14' 2" x 12' max narrowing to 5" 4' (4.32m x 3.66m).

### **BEDROOM TWO - FRONT LEFT**

14' 11" x 7' 10" (4.55m x 2.39m).

### **TOP FLOOR LANDING**

9' 5" x 8' 4" (2.87m x 2.54m).

### **BEDROOM THREE - REAR LEFT**

10' 8" x 12' 2" (3.25m x 3.71m).

### **BEDROOM FOUR - REAR RIGHT**

17' 1" narrowing to 5' 9" x 12' 1" (5.21m x 3.68m)

### **BEDROOM SIX - FRONT LEFT**

12' 11" x 10' 6" (3.94m x 3.2m).

### **BEDROOM FIVE - FRONT RIGHT**

14' 7" x 9' 9" (4.44m x 2.97m).

### **TENANT INFORMATION**

As part of our application process, no agency fees are due. Standard charges will include 1-week holding deposit (£962.30), rent and a 5-week security deposit (£4811.53) that will be payable before the tenancy starts.





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