



£2,800 pcm – No Bills Included.

First Floor Flat, 143a Gloucester Road, Bishopston,
Bristol, BS7 8BA





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STUDENT AVAILABLE 01st JULY 2026 - FURNISHED 4 x BEDROOM FLAT- 3rd & 4th Year Students Only - Spacious double bedroom apartment on Gloucester Rd with its wide range of café/bars, restaurants & easy access to the City Centre.UK Based Guarantors Required. 5-Week Deposit.12-Month Stay, EPC D. CTax C.

STUDENT FLAT JULY 2026 - 4 Double Bedrooms - 3rd & 4th Year Students Only | Furnished Spacious First Floor Flat | Double Glazing & Gas Central Heating | Large Lounge/diner | Kitchen with White Goods
Great Location & Easy Commuting Routes | Available July 2026. 5-Week Deposit. 12-Month Stay. | EPC D. Council Tax C Bristol. | UK Based Guarantors Will Be Required | 12 Month Stay - Start 01st July 2026



DESCRIPTION

STUDENT TERM 2026/27 – START JULY 2026 - FURNISHED FOUR DOUBLE BEDROOM STUDENT APARTMENT.

3rd & 4th Year Students Only. Urban Property Bristol are pleased to bring to the student rental market a furnished four double bedroom first floor student flat offering neutral and spacious accommodation.

The first-floor accommodation is arranged over one level comprising; entrance hallway with storage cupboard and laminate flooring, front facing spacious lounge/diner with laminated flooring, separate rear facing fitted kitchen with white goods, bathroom with bath and electric shower over, four furnished double bedrooms with laminated flooring.

The property benefits from double glazing, gas central heating with a combination boiler, wooden laminate flooring and neutral decorations throughout. White goods included fridge freezer, electric cooker, washing machine, tumble dryer, half fridge, chest freezer. No supplied parking. On street parking found in the local area.

Health & Safety - Tenants must not climb outside onto the rear and adjoining roofs.

Approx.12-Months. 01st July 2026 to 30th June 2027.





Mature 03rd & 04th year/master's students only on a furnished basis.

NO 01st or 02nd Year Students. NO Children, STRICTLY NO Smoking, NO Drugs, NO Couples. (04 x full time student tenants only). Unsuitable for pets. No parking supplied, Broadband standard. Mobile Coverage standard. Please check details on your viewing.

5-Week Deposit. EPC Rating D, Council Tax Band C – Bristol City Council.

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

<https://www.bristol.gov.uk/residents/council-tax/discounts-and-exemptions/student-exemptions-and-discounts>

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 is well maintained and will be professionally deep cleaned on entry.



The landlord will supply a check-in report and the expectation is for the property to be returned in 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.

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

To pass standard student referencing – Each 3rd or 4th year 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. +£100,800 pa (36 x rent / 4 = +£25,200 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 +£25,200 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. 0117 9244008.

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.

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 will come into law before the start of this tenancy, the information within this advert and tenancy details may change. (Starts 01st May 2026).

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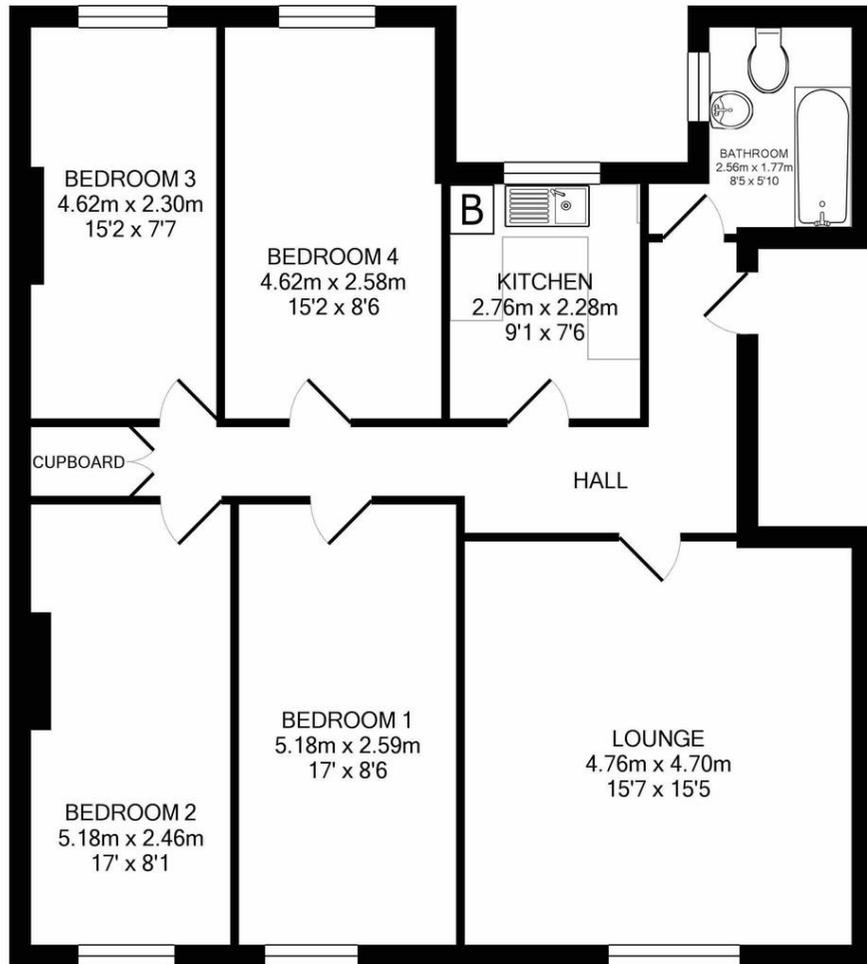
TENANT INFORMATION

The landlord has instructed Urban Property Bristol to manage the property on her behalf for the term of the tenancy.

As part of our application process, no agency fees are due. Standard charges will include 1-week holding deposit (£646.15), rent and a 5-week security deposit (£3230.76) that will be payable before the tenancy starts.

Note if you withdraw, refuse to take part or fail referencing your holding deposit may be retained by the landlord to cover his reasonable costs and to cover time off the market.





TOTAL APPROX. FLOOR AREA 92.7 SQ.M. (998 SQ.FT.)
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