



£795 pcm – Most Bills Included – Not TV Licence.

Room 7, En-Suite, 13 Brigstocke Road, St Pauls,
Bristol, BS2 8UF





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AVAILABLE NOW - FURNISHED OR UNFURNISHED - LANDLORD IS FLEXIBLE - WELL PRESENTED - EN-SUITE DOUBLE BEDROOM - BILLS INCLUDED - NOT TV LICENCE. SHARED HOUSE ROOM LET - EPC C.Council Tax B. 1 x Tenant Only. No Couples.

AVAILABLE NOW - EN-SUITE BEDROOM - 07-Bedroom Shared House/Room Lets | Furnished or Unfurnished - Landlord is Flexible - En-Suite Double Bedroom | Communal Lounge & 2 x Kitchen | Well Presented - new decorations | Double Glazing & Gas Central Heating All Bills Included - Excluding TV License | Double Glazed & Gas Central Heating | Rear Garden - Professional or Mature Student | 1 x Professional Only. - No Couples, Permit Parking in Area. | Available NOW - 5-Week Deposit. 12-Month Contract. EPC C, Council Tax B



PROPERTY INFORMATION

EMPTY AND AVAILABLE - NEW DECORATIONS - FURNISHED OR UNFURNISHED - LANDLORD IS FLEXIBLE. WELL PRESENTED - SPACIOUS EN-SUITE DOUBLE BEDROOM - BILLS INCLUDED - NOT TV LICENCE.

Urban Property Bristol bring to the rental market a Furnished/unfurnished rear facing basement level en-suite double bedroom room let set in a spacious friendly, 7-bedroom shared house found in the heart of St Pauls being a few minutes from Stokes Croft.

Most bills included.
(Water/Sewage/Gas/Electric/Broadband) – Not TV Licence. Landlord to pay Council Tax.

Located within easy reach of Bristol University, Cabot Circus, Bristol City Centre, and the vibrant Gloucester Road (A38) with its Mix of Cafe/Bars, Independent Shops and Restaurants. The property is also positioned close to bus routes to UWE and Montpelier Railway Station.

A spacious property offering accommodation arranged over four levels comprising from an unfurnished communal lounge, two kitchens with modern fitted units, built-in appliances, unfurnished double bedrooms, one white suite bathroom with bath and shower over. (Shared with 5-tenants).





The property boasts neutral decorations, modern flooring, UPVC double glazing, gas central heating, fire alarm system and an enclosed patio rear garden.

The rear facing basement en-suite double bedroom comprises double glazed window, radiator, storage recess, wooden effect flooring, and decorations.

En-suite shower room comprising, walk-in shower cubicle, WC and wash hand basin, extractor fan, radiator.

Can be furnished - If required the landlord will supply a double bed, wardrobe, chest of drawers, small desk and a chair.

Part Bills Included - The rental amount includes water rates, sewage rates, gas, electric and basic broadband, but excludes TV licence. The landlord pays for the Council Tax.

No Parking offered with the property. Local on road permit parking maybe available, tenants to contact Bristol City Council.

Bristol City Council permit parking in area - <https://www.bristol.gov.uk/parking/residents-parking-schemes>

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

Maximum of one Professional Tenant on a Full Time Permanent Contract Only. Due to the local Council additional licence scheme the landlord will only allow one tenant to live in each bedroom.

Council Tax Band B (Bristol City Council) and EPC Rating C. Broadband – Normal Supply, provided by the landlord, Mobile Phone Coverage – Normal Supply.





NB. From the landlord - Cleaning - The bedroom and en-suite will be cleaned by the landlord on entry.

The landlord expectation is for the bedroom and en-suite to be returned to the same condition as per check-in with the bedroom and en-suite being deep cleaned to a high standard on exit, returning the bedroom to the same condition as per check-in.

Property maintenance. Tenants must immediately let the landlord know of any issues requiring maintenance attention. Text and or email.

NB. To pass standard referencing - An annual combined household income of approx. +£24,000 pa (30 x rent) from full time permanent employment or pension income will be needed to pass reference checks. (References required – affordability check, employment check, previous landlord, credit check, ID Check, government right to rent check).

If you are not in full time permanent employment e.g., part time, student, self-employed, zero-hour, bank staff, agency, short term contract, fixed term contract less than the length of the tenancy period offered 12-months, just starting a new job or CEO of a company or director of a company 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 (+£28,800 pp) from permanent employment or pension income will be needed to pass reference checks. (References required – affordability check, employment check, 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 05-week deposit.

Guarantor Service - Housing Hand - Rent Guarantor Providers.

<https://housinghand.co.uk/guarantor-service/>

FURNISHED OR UNFURNISHED

The landlord is flexible. The bedroom can be furnished - If required. The landlord will supply a double bed, wardrobe, chest of drawers, small desk and a chair if the tenant needs furniture.

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.

TENANT INFORMATION

Please note Urban Property Bristol has been instructed as a let only agent by the landlord, we have been instructed to advertise the property, carry out viewings, relay offers to the landlord, prepare all tenancy paperwork and complete referencing checks on tenants and their guarantors only.

The landlord will manage the property, collect rent from month two until the end of the tenancy, deal with the tenant's deposit, deal with the legally required prescribed information, safety certificates, start of tenancy fire test, keys, check in and check out reports/inspections, deposit recovery, deal with all questions, problems, issues, and all maintenance works during the tenancy.

As part of our application process, no agency fees are due. Standard charges will include 1 week holding deposit (£183.46), rent and a 5-week security deposit (£917.30) that will be payable before the tenancy starts.

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