



£1,875 pcm – No Bills Included.

93a Station Road, Filton,
Bristol, BS34 7JN





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NEW DECORATIONS & CARPETS - Urban Property Bristol are delighted to bring to the rental market a recently built 2/3 bedroom unfurnished semi detached house located in Filton, close to UWE, Airbus, and Cribbs Causeway. 5 week deposit. Professionals Only. Available May. EPC B. Council Tax C.

Available May 2026 | Modern Two/Three Bedroom Semi Detached House | Unfurnished with White Goods | Modern NEW Decorations & NEW Floorings | Off Street Parking Available
Private Low Maintenance Rear Garden | Double Glazing & Gas Central Heating | 5 Week Deposit | No Smokers. | Great Location - Close to MOD



DESCRIPTION

THREE BEDROOMS - NEW DECORATIONS & CARPETS – UNFURNISHED – AVAILABLE MAY.

Urban Property Bristol are delighted to offer to the rental market a superb, modern built two/three double bedroom semi-detached house on Station Road, Filton. Minutes away from UWE, Air Bus & Rolls Royce.

The extremely well presented property offers a downstairs WC, multiple storage cupboards, modern Kitchen/diner with high gloss wall and base units, integrated white goods including hob with extractor hood over and oven, dishwasher and washing machine, double glazed doors leading to a low maintenance rear garden, and a ground floor bedroom 3/living room to the front.

To the first floor you will find two double bedrooms and a spacious modern bathroom with bath and shower over, low level WC and wash hand basin.

The property benefits further from double glazing throughout, gas central heating, electric solar panels to reduce electric costs, and off street parking.

5-Week Deposit. Available May. Unfurnished with white goods. No Smokers. Ideal for a single professional, two or three sharers, a professional couple or a small family.





NB. Maximum of three professional adult tenants on full time permanent employment contracts only.
Due to the local Council additional licence scheme the landlord will only allow a maximum of three adult tenants to live in the property.

Council Tax Band C (South Glos Council) and EPC Rating B.

Broadband – Normal Supply, Mobile Phone Coverage – Normal Supply. Please check on viewing.

The property will be newly painted, with new carpets and will be deep cleaned by the landlord who will manage the property before entry.

On exit the landlord expectation is for the property to be returned to the same condition as per check-in report, being deep cleaned to a professional standard with carpets shampooed, returning the property to the same condition as check-in, confirmed within the check-in inventory.

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

NB. To pass standard referencing - An annual combined household income of approx. +£56,250 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 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 combined household income of 36 x the rent (+£67,500 pa) 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.

Guarantor Service - Housing Hand - Rent Guarantor Providers.

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

ENTRANCE HALL

9' 10" x 4' 04" to 7' 10" max (3m x 1.32m)

STORAGE CUPBOARD ONE

2' 08" x 2' 08" (0.81m x 0.81m)

STORAGE CUPBOARD TWO

2' 09" x 3' 03" (0.84m x 0.99m)

DOWNSTAIRS WC

6' 02" x 3' 03" (1.88m x 0.99m)

BEDROOM THREE/LIVING ROOM

10' 11" x 9' 10" (3.33m x 3m)

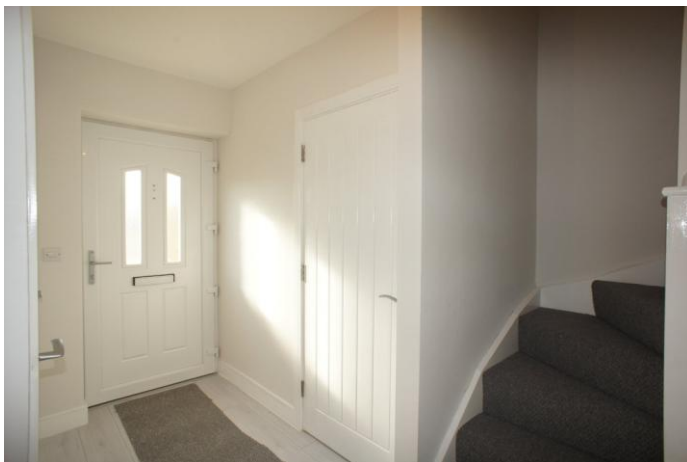
OPEN PLAN KITCHEN/DINER

22' 08" (6.91m) Full Length Kitchen - 12' 09" (narrowing to 8' 06") x 9' 09" (narrowing to 5' 05")

Dining Area - 9' 04" x 9' 10"

STAIRS TO FIRST FLOOR

6' 09" x 8' 07" max (narrowing to 4' 06") (2.06m x 2.62m)





STORAGE CUPBOARD THREE

2' 02" x 3' 00" (0.66m x 0.91m)

BEDROOM ONE

22' 09" (narrowing to 11' 00") x 9' 07" (narrowing to 6' 02") (6.93m x 2.92m)

BEDROOM TWO

13' 07" x 10' 02" (4.14m x 3.1m)

BATHROOM

8' 07" x 6' 05" (2.62m x 1.96m).

REAR GARDEN

25' 04" max x 27' 01" max (7.72m x 8.25m) OUTSIDE

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 (£432.69) rent and a 5-week security deposit (£2163.46) that will be payable before the tenancy starts.





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