



£2,000 pcm

93 Station Road, Filton,  
Bristol, BS34 7JN





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STUDENT 2026 - AVAILABLE JULY 26. Urban Property present this well-presented part furnished FOUR-bedroom semi-detached home, minutes from Filton Abbey Wood, UWE & Airbus. Close to the busy Gloucester Rd (A38). UK based guarantors will be required. 12-Month Stay. 5-Week Deposit. EPC C. CTax Band B.

STUDENT 2026 - AVAILABLE JULY | Close to UWE, Rolls Royce & Airbus | FOUR Good Sized Bedrooms | Part Furnished. Available July 2026 - Date TBC | Kitchen with White Goods & Modern Bathroom  
FOUR Bedroom House - 3 Doubles & 1 Single Bedroom | Part Double Glazing & Gas Central Heating | No Parking Supplied - EPC C - Council Tax B | 5-Week Deposit. 12-Month Stay | MATURE Students Only - UK Based Guarantors Will Be Required.



## DESCRIPTION

STUDENT 2026 - Available July 2026 – FOUR-Bedroom Part Furnished Student House. No Bills Included. 12-Month Stay. 5-Week Deposit. MATURE Students Only.

Urban Property are pleased to bring to the rental market this well presented FOUR-bedroom semi-detached home situated in the popular location of Filton (BS34). Set within close proximity to the busy Gloucester Road (A38), Southmead Hospital, The Ministry of Defence (MOD), 'AXA Sunlife', 'Hewlett Packard', Airbus and the various business parks within Stoke Gifford.

The property is also well placed for various commuter routes being approx. 01-mile away from Bristol Parkway Railway Station offering regular train services to London, South Wales and the Midlands, and is also handy for the M4 and M5 Motorway network.

In brief the property comprises entrance hall, ground floor lounge/double bedroom 4, separate rear facing dining room, fitted kitchen with white goods all found to the ground floor with 3 bedrooms (two doubles and one single) and a fitted bathroom with bath and shower being located on the first floor.

Benefits include, gas central heating, partial secondary & double glazing and boasting a rear garden. No parking is offered with the property, but to the front of the





property, you will find plenty of on road parking.

Offered Part Furnished (beds, wardrobes, desks, and chairs in the three double bedrooms only & white goods included – cooker, washing machine and fridge/freezer).

Available July 2026- Date TBC – 12-Month Stay required, 5-Week Deposit. EPC Rating C. Council Tax Band B – South Gloucestershire. 543160930.

Maximum of FOUR x Mature Students Only – No Smokers, No Sharers, No Couples, No Children, No Professionals. Unsuitable for Pets. (Maximum of FOUR x Student Tenants Only).

Students must be in full time education for the term of the tenancy and must apply to the local council for council tax exemption.

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 landlords 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.

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.

Students must be in full time education for the term on the tenancy and apply to the local council for council tax exemption. (Council Tax band B - Ref 543160930.South Gloucestershire Council).

If the tenant/s are not in full time education and are unable to apply for council tax exemption/discount, they





will need to contact the local council and agree to pay any council tax due for their stay at the property providing the landlord evidence of payment.

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 (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. +£72,000 pa (36 x rent based on 4 = +£18,000 pp pa or based on 3 = +£24,000 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 (own their own property, not a tenant in rented accommodation) in full time permanent employment or pension income, earning +£18,000 pp pa (3) or +£24,000 pp pa (4).



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 9244 008.

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 or fail the reference process you will need to pay for and use a guarantor service such as housing hand.

Guarantor Service | Housing Hand - Rent Guarantor Providers

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

For more Information, register your details and arrange a viewing call the Bishopston team on 0117 924 4008.

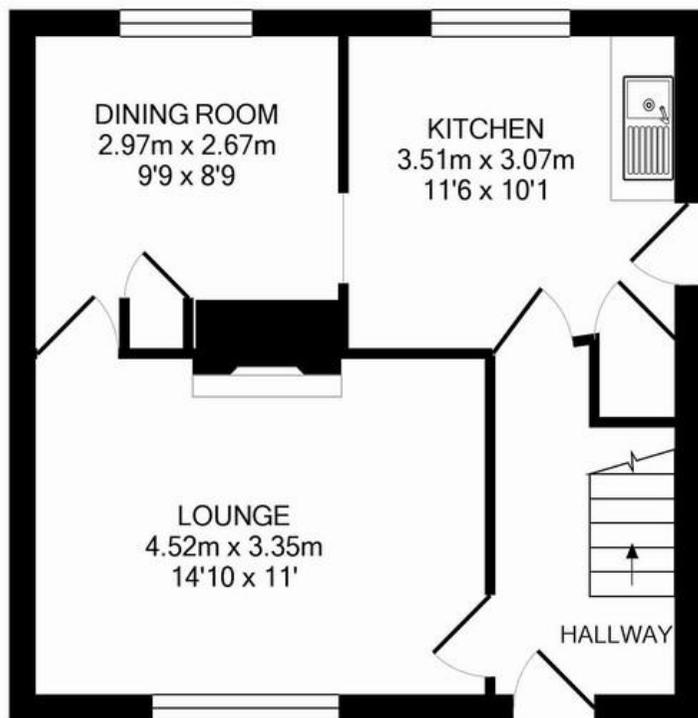
#### **RENTERS' RIGHTS BILL**

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.

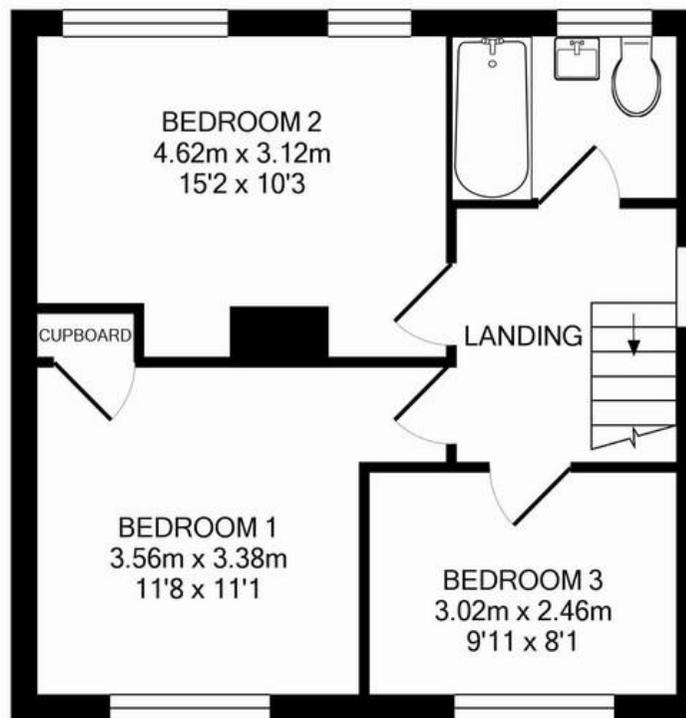
#### **TENANT INFORMATION**

As part of our application process, no agency fees are due. Standard charges will include 01-week holding deposit (£461.53), rent and a 05-week security deposit (£2307.69) 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.



GROUND FLOOR



1ST FLOOR

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