



**£575 pcm – Bills Included.**

Room 4, TFFD, 3 Potterswood Close, Kingswood,  
Bristol, BS15 8LW





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Bristol, BS15 8LW

£575 pcm

EMPTY & AVAILABLE NOW - FURNISHED ROOM LET – NEWLY PAINTED & PROFESSIONALLY CLEANED - Professional 5-bedroom shared house close to Kingswood & Hanham. Double bedroom ALL BILLS included, plus FREE bi-weekly communal cleaner, broadband! 5 Week Deposit. 6 Month Contract. EPC C, Council TAX D.

Video Tour Available - Room Let/Shared House | FURNISHED - Modern 5 Bedroom Town House | Modern Communal Kitchen | Spacious Communal Lounge/diner | Useful Cloakroom - EPC C, Council Tax  
Double Bedroom - NEWLY PAINTED - Professionally DEEP CLEANED | Well Presented & Furnished - No Parking | Modern Communal Bathroom shared with 4 x tenants | Double Glazing & Gas Central Heating | Bills Included. Not Bedroom TV Licence. 5 Week Deposit. 6 Month Contract. Available Now



### **DESCRIPTION.**

VIDEO TOUR AVAILABLE ON RIGHTMOVE & ZOOPLA –  
<https://youtube.com/shorts/lr0JuZad5Hk>

SPACIOUS FURNISHED MODERN ROOM LET - AVAILABLE NOW - NEW DECORATIONS & PROFESSIONALLY DEEP CLEANED.

MODERN FIVE BEDROOM SHARED HOUSE. MINUTES FROM KINGSWOOD & HANHAM HIGH STREETS. BILLS INCLUDED.

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

1 x Professional Only. 6-Month Contract. 5-Week Deposit. Available NOW. EPC C, Council Tax D.

Including Communal Lounge TV Licence – Not supplied for the Bedrooms. FREE Broadband. FREE Bi-Weekly Cleaner. Landlord pays Council Tax.

Urban Property Bristol are delighted to bring to the rental market this well presented modern five-bedroom three level professional shared town house located in the ever-popular area of Kingswood of Bristol, minutes from Hanham High Street and giving excellent commuter routes





into Bristol City Centre together with good access links to the A420, M32, M4 & M5 Motorways.

The refurbished furnished top floor front double bedroom benefits from new decorations and has been professionally deep cleaned.

The modern property boasts modern neutral decorations, wooden laminate flooring, modern carpets and modern fixtures and fittings.

Benefits include – shared downstairs cloakroom, shared modern kitchen with white goods to include, gas hob, electric oven, washing machine, tumble dryer and two large fridge freezers.

Shared large full width lounge/dining room with sofas, TV, table, and chairs with double doors leading out to the sunny rear garden with bike storage and rear access.

Five tenants will share the communal areas including modern kitchen, lounge/diner, useful cloakroom, main bathroom (shared between four tenants).

The property boasts PVC double glazed windows, gas central heating (modern combination gas boiler) and an enclosed sunny rear garden. No parking supplied, on road only.

Included within the rent the landlord will pay for and supply all furniture, bills including gas, electric, water, Landlord pays council tax, FREE broadband, communal TV licence only (no bedrooms), Basic TV package, FREE regular cleaner.

01 x professional mature tenant only, NO COUPLES, NO CHILDREN, NO SMOKERS, NO STUDENTS. Unsuitable for pets.

Due to the property HMO licence only one tenant per double bedroom - maximum five x tenants in total living in





the property. (one per bedroom only).

Council Tax Band D (South Gloucestershire Council) and EPC Rating C.

The landlord expectation is for the bedroom to be returned in the same condition as per check in, with the bedroom being professionally deep cleaned on exit paid for by the tenant supplying an invoice as evidence.

NB. To pass standard referencing - An annual household income of approx. +£17,250 pa (30 x rent) from full time permanent employment or pension income will be needed to pass reference checks. (References required – affordability, employment, previous landlord, credit check, ID check, government right to rent check).

If you are not in full time permanent employment e.g., Self-employed, company director, CEO of a company, zero-hour, bank staff, agency, just starting a new job or furloughed 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 (+£20,700 pa) from permanent employment or pension income will be needed to pass reference checks. (References required – affordability, employment, 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 5-week deposit.

Guarantor Service - Housing Hand - Rent Guarantor Providers.

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

BEDROOM 4 - TOP FLOOR FRONT DOUBLE  
10' 10" x 8' 4" (3.3m x 2.54m) Double glazed window to front, radiator.

**PARKING INFORMATION.**

No parking is offered with the property, on road parking is available within the local area. Available on Potterswood, Hanham Rd and Derick Rd. New tenant is not to park to the rear of the property - currently full and in use - Bedroom 2, 3 & 5.

**RENTERS' RIGHTS.**

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

**STATEMENT FOR THE LANDLORD.**

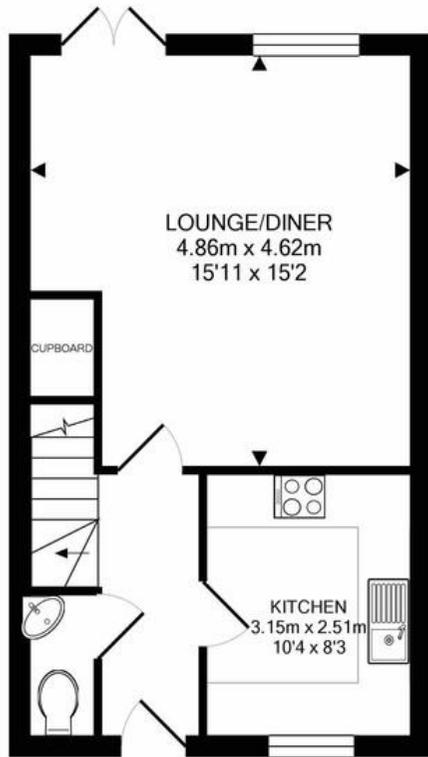
This is a professional let with a shared kitchen and bathroom that needs to be kept clean. It is a requirement that any prospective tenant keep the kitchen area and bathroom clean and tidy after they use it. Tenants are not to work from home full time, only hybrid considered (2 days /week), normal 9-5 hours requested

**FROM THE LANDLORD - REGARDING CLEANING AND CONDITION OF BEDROOM.**

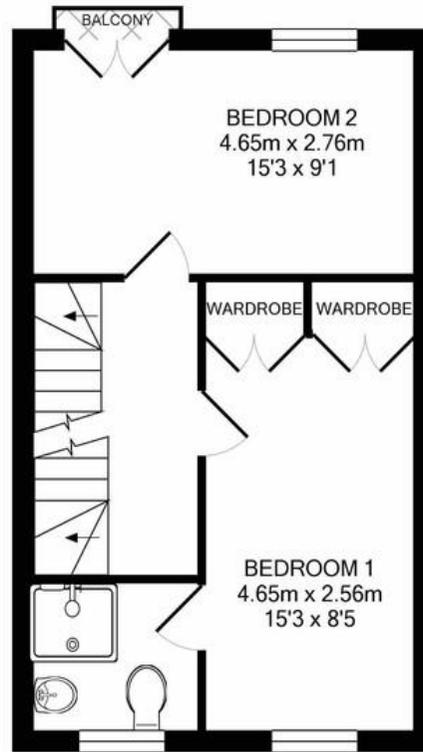
The bedroom has been newly painted before entry. The bedroom will be professionally deep cleaned before entry with an inventory to witness the condition of the bedroom. The request and expectation of the landlord is for the bedroom to be returned in the same condition as per check in, with the room being professionally deep cleaned on exit paid for by the tenant with no damage or issues.

**TENANT INFORMATION.**

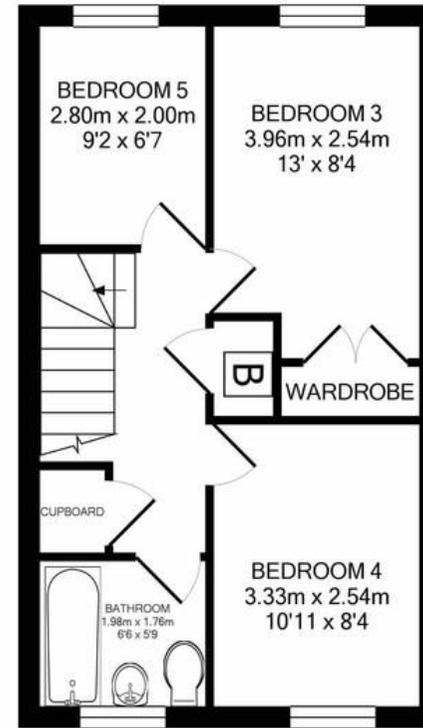
As part of our application process, no agency fees are due. Standard charges will include 1-week holding deposit (£132.69), rent and a 5-week security deposit (£663.46) that will be payable before the tenancy starts.



GROUND FLOOR  
APPROX. FLOOR  
AREA 37.0 SQ.M.  
(398 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 37.0 SQ.M.  
(398 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 37.0 SQ.M.  
(398 SQ.FT.)

TOTAL APPROX. FLOOR AREA 111.0 SQ.M. (1195 SQ.FT.)  
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