



£2,450 pcm – No bills included within rent.

5 Barley Croft, Westbury on Trym,
Bristol, BS9 3TG





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AVAILABLE SEPTEMBER - Elmlea School Catchment Area – Close to Durdham Downs, Westbury Village, Stoke Lane Shops & Reedley Rd Nursery School. The Well-presented 1930's 3-bedroom double bay fronted semi-detached family home located in the popular Westbury area of Bristol. 5-Week Deposit.

EPC E. CTax E

COMING SOON!!! - Elmlea School Catchment Area | Very Well-Presented Family Home | Three Family Sized Bedrooms | Semi- Detached Home | Two Spacious Reception Rooms | Double Glazing & Gas Central Heating | Garage & Off Street Parking | Large Family Rear Garden | Unfurnished - 5-Week Deposit | Available SEPTEMBER 2026 . EPC E. CTax E



DESCRIPTION

AVAILABLE SEPTEMBER 2026 - Elmlea School Catchment Area – Set within easy reach of Durdham Downs, Westbury Village, Stoke lane Shops and Reedley Road Nursery School.

A very well-presented 1930's three bedroom double bay fronted semi-detached family home located in the popular Westbury area of Bristol offering double glazed storm porch, entrance hallway with parquet flooring, coloured glass window and door, two separate spacious reception rooms, modern kitchen with white goods & breakfast bar, useful downstairs cloakroom. To the first floor three family sized bedrooms, a large white suite bathroom with bath & separate walk-in shower cubicle.

The unfurnished family property offers spacious accommodation arranged over two levels.

Outside you will find brick block driveway parking for two cars leading to a single garage plus a large rear garden with patio area and lawned main garden.

The property boasts some original features including coloured glass windows, picture rails, parquet wooden style flooring, gas central heating with combination boiler, double glazing with modern decorations and floorings.





NO SMOKERS, NO STUDENTS. NO SHARERS.

Ideal for a Professional Couple or a Small Family (two adults & two children).

Maximum of two professional adult tenants on full time permanent employment contracts.

Due to the local Council additional licence scheme the landlord will only allow two adult tenants to live in the property.

Unfurnished (white goods only), 5-Week Deposit.
Available September 2026.

Garage and off-street parking for two cars.

Council Tax Band E (Bristol City Council) and EPC Rating E.

Broadband – Availability Max shown on Ofcom - Standard – Yes – 18Mbps/1Mbps, Super-fast – No, Ultra-fast – 1000Mbps/220Mbps. BT Openreach and Virgin.
Mobile signal/coverage – Availability – EE – Yes, Three - Yes, 02 -Yes, Vodafone – Yes.

The landlord has confirmed that the property will be professionally deep cleaned with all carpets professionally shampooed by the landlord before entry.



On exit the Landlord expectation is for the property to be returned to the same condition as per check-in, being in good condition, no damage, deep cleaned with all carpets professionally shampooed to a professional standard.

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

NB. To pass standard referencing - An annual combined household income of approx. +£.73,500 pa (30 x rent / 2 = +£36,750 pp pa) 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.

NB. The landlord may require each tenant to provide a separate UK based employed homeowner to act as a guarantor for their stay at the property. With annual household income of $36 \times \text{the rent (combined +£88,200 pa / 2 = +£44,100 pa pp)}$ from permanent employment, untouched cash savings or pension income will be needed to pass reference checks. (References required – affordability check, employment check, ID check, credit check. UK based homeowner).

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/>

Note due to the new Government renters' rights law that started on the 1st of May 2026 details within this tenancy/advert may change.





PORCH

4' 2" x 7' 4" (1.27m x 2.24m)

ENTRANCE HALL

14' 10" x 7' 5" (4.52m x 2.26m)

CLOAKROOM

6' 6" x 2' 11" (1.98m x 0.89m)

LOUNGE

16' 4" into bay (narrowing to 14' 8") x 12' 4" (4.98m x 3.76m)

DINING ROOM

16' 0" into bay (narrowing 13' 11") x 12' 3" (4.88m x 3.73m)

KITCHEN

9' 4" x 11' 6" (2.84m x 3.51m)

LANDING

13' x 8' narrowing to 3' 8" (3.96m x 2.44m)

STORAGE CUPBOARD

5' 7" x 3' 3" (1.7m x 0.99m)

BEDROOM ONE

16' 4" into bay (narrowing to 14' 9") x 11' 7" (4.98m x 3.53m)

BEDROOM TWO

14' x 11' 11" (4.27m x 3.63m)

BEDROOM THREE

9' 10" x 8' 3" (3m x 2.51m)

BATHROOM

12' 5" (narrowing to 9') x 8' 6" (3.78m x 2.59m)

GARAGE

16' 4" x 9' 1" (4.98m x 2.77m)

REAR GARDEN

52' x 32' (15.85m x 9.75m)

TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 1-week holding deposit (**£565.38**), rent and a 5-week security deposit (**£2826.92**) that will be payable before the tenancy starts.





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