



£1,900 pcm – No Bills Included.

31 Station Road, Filton,
Bristol, BS34 7BZ





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STUDENT 2026 - AVAILABLE AUGUST - STUDENT LET - MODERN FOUR-BEDROOM STUDENT HOUSE - NO BILLS INCLUDED – Well-presented mostly furnished semi-detached home close to the U.W.E Uni & busy Gloucester Rd (A38). Parking. 11-Month Stay. 5-Week Deposit. EPC D. Council Tax B.

STUDENT 2026- MODERN FOUR Bedroom House | FOUR Bedrooms - 3 Doubles and 1 Single | Mostly Furnished - Landlord is flexible | Communal Dining Room | Modern Kitchen with White Goods
Modern Shower Room | Double Glazing & Gas Central Heating | Modern Carpets and Decorations | Large Gardens and Off Street Parking. EPC D. Council Tax B. | Available August 2026. 5-Week Deposit. 11-Month Stay



DESCRIPTION

STUDENT 2026 - FOUR BEDROOM STUDENT HOUSE - AVAILABLE AUGUST – MODERN & WELL PRESENTED - NO BILLS INCLUDED.

Students Only. Mostly Furnished. EPC D. Council Tax B. 11-Month Stay. Available August – Date TBC. 5-Week Deposit.

Urban Property Bristol are pleased to present this four-bedroom mostly furnished student semi-detached home situated in the popular location of Filton set within close proximity to the busy Gloucester Road (A38) local facilities include Southmead Hospital, The Ministry of Defence, Abbey Wood retail park and within easy reach of UWE.

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

In brief the mostly furnished four bedroom (3 x doubles and 1 x single) student property comprises entrance hall, ground floor front double bedroom, modern fitted kitchen with white goods, rear facing lounge/dining room with French doors leading to the private enclosed rear garden, with three good sized bedrooms (two double &





one single) & modern shower room being located on the first floor.

Benefits include, neutral decorations & modern carpets, modern fitted kitchen, modern shower room, modern gas combination boiler - replaced within six years, gas central heating, double glazing and a fully enclosed rear garden with large lawn and patio area.

A useful utility area is found in a small rear section of the garage where the gas boiler, tumble dryer and washing machine can be found, off street parking for several vehicles is available to the front of the property. No access to the main garage - not in use.

Available August 2026 – Date TBC. 11-Month Stay required – 5-Week Deposit. Council Tax Band B – South Gloucestershire. EPC Rating D.

Maximum of Four Full Time Mature Students ONLY - No Smokers, No Sharers, No Couples, No Professionals. Not suitable for pets.

Students must be in full time education for the full term of the tenancy and must apply to the local council for council tax exemption. Evidence will be required. Council Tax Band B. South Gloucestershire.



<https://beta.southglos.gov.uk/council-tax-exemptions/>

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 house will be deep cleaned by the landlord before the tenancy starts.

The landlord expectation is for the property to be returned in the same condition as per check in, with the property being professionally deep cleaned on exit paid



for by the tenant/s supplying an invoice as evidence.

To pass standard student referencing – Each 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 form 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. +£68,400 pa (36 x rent / 4= +£17,100 pp pa or 3 / = +£22.800 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 in full time permanent employment or pension income, earning based on four guarantors at +£17,100 pa pp or three guarantors at +£22,800 pp pa.

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., 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.

As you may also need to supply additional information including bank/savings statements, wage slips and/or an accountant's reference to pass standard referencing.



Note ALL tenants and their guarantors will need to take part and pass standard referencing - If you fail to take part or are unable to pass standard referencing, or If you cannot provide a suitable guarantor you will need to use a guarantor service such as housing hand, plus your share of the needed 5-week deposit.

Guarantor Service | Housing Hand - Rent Guarantor Providers

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

FURNITURE INCLUDED

Mostly Furnished - Current furniture supplied.

Dinner - Sofas, table and chairs

White goods – Fridge freezer, washing machine, tumble dryer, cooker

Bedrooms - Beds and wardrobe only

NO desk chair or chest of drawers included

3 x doubles

1 x single

Renters' Rights Bill

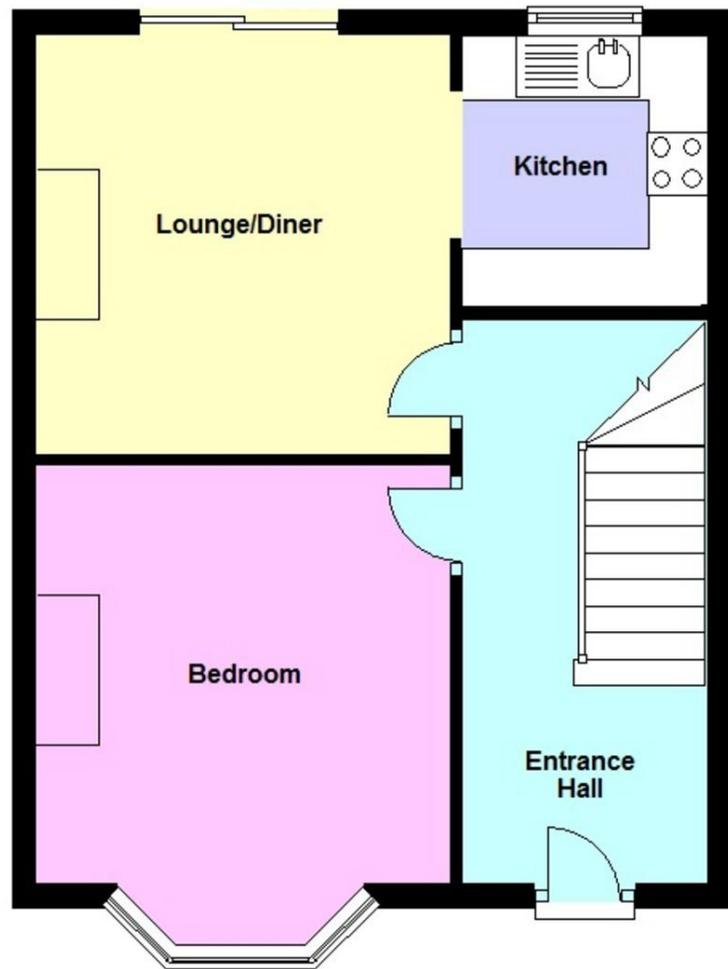
Please note due to the governments new Renters' Rights Bill that will come into law before the start of this tenancy (01st May 2026), the information within this advert and tenancy details may change.

TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 1-week holding deposit (£438.46), rent and a 5-week security deposit (£2,192.30) that will be payable before the tenancy starts.



Ground Floor



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