



£1,275 pcm – No Bills Included.

Basement Flat, 50 Knowle Road (AKA 50A), Totterdown,
Bristol, BS4 2ED.





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EMPTY & AVAILABLE NOW. UNFURNISHED – NEW KITCHEN – TWO bedroom maisonette. Situated near Bath Rd with easy access for transit routes and close to Temple Meads railway station. 12-Month Contract. 5-Week Deposit. EPC TBC. Council Tax A.

NEW KITCHEN - Unfurnished. | Private Rear Garden - Decking with Views | Separate Lounge, Open Plan NEW Kitchen/Diner | Part Double Glazing and Gas Central Heating | Close to Temple Meads & City Centre
Modern Carpets & Modern Decorations - Two Bedroom Maisonette (Double & Single) | AVAILABLE NOW. On Street Parking Only | Two Professionals Tenants Only - Max. | NO SMOKERS, NO STUDENTS | 5-Week Deposit, 12-Month Contract.. EPC TBC. Council Tax A



DESCRIPTION

EMPTY & AVAILABLE NOW - NEW KITCHEN FITTED -
MODERN CARPETS & MODERN DECORATIONS -
UNFURNISHED.

A fantastic opportunity to rent a well presented unfurnished two-bedroom maisonette located in the ever-popular Totterdown area, South of Bristol City Centre.

Situated near Bath Road with easy access for transport routes and close to Temple Meads Railway Station and the City Centre.

Arranged over two level the accommodation comprises: bay lounge, inner hall, modern bathroom, two bedrooms (double and single) with stairs leading down to a full width lower NEW kitchen/diner with access to the rear garden.

Offered with gas central heating, part double glazing, neutral decorations, modern carpets, plus a rear garden laid to modern wooden decking with views and rear access.

On road parking only - No parking supplied.

Unfurnished. 5-Week Deposit. 12-Month Contract.





Available Now. Unfurnished with white goods.

No Smokers, No Students. Ideal for a single professional, two sharers or professional couple.

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

NO PETS ALLOWED DUE TO BUILDING MANAGEMENT RULES.

Council Tax Band A (Bristol City Council) and EPC Rating TBC.

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

The property 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, being professionally deep cleaned arranged by the outgoing tenant/s.

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. +£38,250 pa (30 x rent £38,250 pa x 1 tenant or / 2 tenants = £19,125 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.

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 (+£45,900 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 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/>



LIVING ROOM

14' 11" x 10' 07" narrowing to 10' 01" (4.55m x 3.23m)

INNER HALL

10' 05" x 5' 11" narrowing to 3' 00" (3.18m x 1.8m)

BEDROOM ONE

10' 03" x 14' 06" (3.12m x 4.42m)

BEDROOM TWO

11' 00" x 5' 10" (3.35m x 1.78m)

BATHROOM

7' 04" x 5' 04" (2.24m x 1.63m)

LOWER LEVEL



LOWER HALL

5' 7" x 2' 8" (1.7m x 0.81m)

OPEN PLAN KITCHEN/DINER

10' 11" x 16' 05" (3.33m x 5m)

RENTERS RIGHTS BILL

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

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 (£294.23) rent and a 5-week security deposit (£1471.15) that will be payable before the tenancy starts.





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