



£1,795 pcm – No Bills Included.

85 High Street, Easton,
Bristol, BS5 6DW





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A well-presented unfurnished 2-bedroom terraced home. Set over 3 floors this is a larger than average house for the street. Neutral decorations, modern flooring throughout and retains period features. Available March. 12-Month Contract. No 3 x Sharers. Ideal for a couple or small family. EPC C. Council Tax A.

Two Double Bedroom set over three floors | Middle Terraced Family Home - Useful Loft Room & Office | Private Rear Garden, Shed & WC | White Goods - Hob/Oven, Fridge/Freezer, Washing Machine, Dishwasher | Double Glazing & Gas Central Heating | Wood Burner and Electric Solar Panels | Modern Bathroom - EPC C. Council Tax A. | 5-Week Deposit & 12-Month Contract/Stay | No Smokers, No Students, No Sharers - Available March 2026 | Ideal for a Small Professional Family & Professional Couple Only - No 3 x Sharers.



DESCRIPTION

Video Tour Available on Rightmove & Zoopla - Video link - <https://youtu.be/gEpU7eyPWvk>

UNFURNISHED & SPACIOUS - AVAILABLE MARCH 2026.

Urban Property Bristol are delighted to bring to the rental market a spacious well presented Victorian two double bedroom middle terrace home with useful loft room & office area, located in the popular area of Easton, minutes from St Marks Road, Greenbank, Belle Vue Park, Bristol to Bath Cycle Track and Stapleton Road Railway Station.

Accommodation comprising; entrance hall, front facing separate living room with open fire, spacious L shaped kitchen/diner with wood burning stove and white goods (gas hob, electric oven, fridge/freezer, washing machine, dishwasher, microwave), two good sized double bedrooms with built in storage, useful top floor loft room & office area, modern bathroom and an enclosed sunny rear garden with modern garden WC, storage area and bike shed.

Further benefits include some original features, stripped wooden floorboards, double glazing, gas central heating, solar panels (reduced electric costs during day) and wood burning stove.





NO SMOKERS, NO STUDENTS. NO THREE SHARERS. The landlord has confirmed the property is unsuitable for pets.

Ideal for a Professional Couple, Two Sharers or a Small Family only.

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 (two friends or a couple) to live in the property.

Unfurnished (white goods only), 5-Week Deposit. 12-Month Contract/stay. Available March 2026. No Parking Supplied. (local on street only).

Council Tax Band A (Bristol City Council) and EPC Rating TBC - EXPIRED. Broadband – Normal Supply, Mobile Phone Coverage – Normal Supply. Please check on viewing.

The property will be deep cleaned by the landlord who will also manage the property/tenancy.

On exit the landlord expectation is for the property to be returned to the same condition as per check-in, with no damage and being cleaned to a professional standard.



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. +£53,850 pa (30 x rent +£53,850 pa x 1 tenant or / 2 tenants = +£26,925 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 (+£64,620 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/>



Note due to the new Government renters rights bill due to come into law later this year details within this tenancy may change at some point in the future. (01st May 2026).

For more information, please call the Bishopston team today.



ENTRANCE LOBBY

3' 10" x 3' 3" (1.17m x 0.99m)

HALLWAY

11' 10" x 3' 1" increasing to 10' 8" max. (3.61m x 0.94m)

LOUNGE

12' 7" into bay (10' 9") x 12' 12" (3.84m x 3.96m)

DINING ROOM

11' 10" x 16' 6" (3.61m x 5.03m)

KITCHEN

15' 6" x 7' 7" (4.72m x 2.31m)

FIRST FLOOR LANDING

8' 7" (4' 5" max) x 3' 2" (6' 2" max) (2.62m x 0.97m)

BEDROOM ONE

11' x 16' 10" (3.35m x 5.13m)

BEDROOM TWO

10' 6" x 12' 4" (3.2m x 3.76m)

BATHROOM

8' 4" x 6' 2" (2.54m x 1.88m)

LOFT ROOM - OFFICE AREA

7' 9" x 11' (2.36m x 3.35m)

LOFT ROOM

7' 9" (14' 10" max) x 15' 11" (2.36m x 4.85m).

RENTER RIGHTS BILL

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

SELECTIVE LICENCE

Bristol City two-person selective licence required.

TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 1-week holding deposit (£414.23) rent and a 5-week security deposit (£2071.15) that will be payable before the tenancy starts.





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