



£1,750 pcm – No Bills Included within rent.

26 Seventh Avenue, Filton,  
Bristol, BS7 0QD





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AVAILABLE NOW - FURNISHED OR UNFURNISHED - FLEXIBLE LANDLORD - FOUR BEDROOM  
HOUSE - NEW DECORATIONS, SOME NEW FURNITURE & PROFESSIONALLY CLEANED - Well  
Presented MODERN house located off Filton Avenue – No Bills Included - 5-Week Deposit. DG & GCH.  
EPC C. Council Tax B. Large Garden.

AVAILABLE NOW - MODERN HOUSE | NEW DECORATIONS - FOUR BEDROOMS | SOME NEW FURNITURE (IF REQUIRED) - Modern  
Decorations & Floorings. | No Bills Included. | Separate Lounge Modern Kitchen with white goods.  
FURNISHED OR UNFURNISHED - FLEXIBLE LANDLORD | PROFESSIONALLY CLEANED. | 5-Weeks Deposit. EPC C. Council Tax B. |  
Double Glazing & Gas Central Heating | Large Rear Garden.



## DESCRIPTION

WALK THROUGH VIDEO TOUR AVAILABLE ON  
RIGHTMOVE AND ZOOPLA!! -

<https://youtu.be/9Oq2yX02vkl>

FLEXIBLE TERMS OFFERED - AVAILABLE NOW - MODERN  
WELL PRESENTED FOUR-BEDROOM HOUSE. NEW  
DECORATIONS & PROFESSIONALLY CLEANED. FURNISHED  
OR UNFURNISHED - LANDLORD IS FLEXIBLE. SOME NEW  
FURNITURE (IF REQUIRED).

Urban Property Bristol are delighted to present this  
modern furnished or unfurnished four bedroom house  
located off Filton Avenue, within easy reach of UWE.

The well-presented NEWLY REDECORATED property  
comprises of a ground floor furnished/unfurnished front  
bedroom, rear reception room and a modern extended  
kitchen (modern white goods included) with access to  
the large rear garden.

On the second floor, there are two further double  
bedrooms, one good sized single bedroom and a modern  
bathroom with bath and shower over.

The property benefits from modern NEW decorations  
and modern flooring's, modern gas central heating,  
double glazing, large mature rear garden, a garage for  
storage only in the garden (upon written request to the





landlord), No parking supplied, on street parking only. Not a permit parking area.

If required - Bedroom Furniture Includes - NEW Mattresses, NEW Wardrobes, Desks, Chairs, Chest of Drawers, Mirrors. Modern Appliances - Washer/dryer, Dishwasher, Large Fridge/freezer, Hob, Oven & Extractor Hood.

STRICTLY NO Smoking, NO Drugs, NO Couples. (4 x named tenants only). 5-Week Deposit. EPC Rating C, Council Tax Band B – South Gloucestershire.

Professionals need to be in full time permanent employment earning combined salary of +£52,500 pa / 4 = +£13,125 pp pa, supply a landlord reference and pass a credit and government ID / right to rent check.

Students must supply a suitable UK based employed guarantor earning a combined salary of £+63,000 / 4 = +£15,750 pp pa, supply a landlord reference and pass a credit and government ID / right to rent check.

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

<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 is well maintained and will be professionally deep cleaned on entry paid for by the landlord who will manage the tenancy. The landlord will supply a check-in inventory report and the expectation is for the house to be returned to 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.





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

**Professionals** - To pass standard referencing - An annual combined household income 30 x rent 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 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.

**Students** - To pass standard student referencing – Each full time 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 (evidence letter from 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. +£63,000 pa (36 x rent) 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 combined 36 x rent 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, zero-hour contract, bank staff, agency staff, part time, just starting a new job, please contact the office before booking a viewing. As you may also need to supply bank/ savings statements, wage slips and/or an accountant's reference to pass standard referencing.

If you cannot 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/>

HALLWAY -16' 01" x 5' 07" narrowing to 3' 00" (4.9m x 1.7m)

BEDROOM ONE -12' 06" (14' 09" into bay) x 12' 01" narrowing to 10' 10" (3.81m x 3.68m)

LIVING ROOM -12' 00" x 10' 06" narrowing to 9' 04" (3.66m x 3.2m)

KITCHEN -17' 00" x 7' 01" (5.18m x 2.16m)

FIRST FLOOR LANDING -9' 01" x 7' 05" narrowing to 6' 00" (2.77m x 2.26m) Loft access, doors to..

BEDROOM TWO -12' 06" x 10' 04" narrowing to 9' 01" (3.81m x 3.15m)

BEDROOM THREE -12' 01" x 11' 09" (3.68m x 3.58m)

Double glazed window to rear, radiator.

BEDROOM FOUR -9' 05" x 7' 04" (2.87m x 2.24m) Double glazed window to front, radiator.

BATHROOM -5' 07" x 5' 10" (1.7m x 1.78m)

### **TENANT INFORMATION**

As part of our application process, no agency fees are due. Standard charges will include 1-week holding deposit (£403.84), rent and a 5-week security deposit (£2,019.23) that will be payable before the tenancy starts.

Note if you withdraw, refuse to take part or fail referencing your holding deposit may be retained by the landlord to cover his reasonable costs and to cover time off the market.



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