



£795 pcm – Bills Included – Not TV License.

TFRD, Room 2, 1 Drummond Road, St Pauls,
Bristol, BS2 8UJ





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PROFESSIONAL FURNISHED EN-SUITE ROOM LET - Top Floor Modern En-suite. Spacious five-bedroom shared house, Heart of St Pauls, close to Cabot Circus & Stokes Croft. All Bills excluding TV license, FREE cleaner, high speed 300 mbps broadband included. 6-Month Contract. 5-Week Deposit. CTax A. EPC C.



En-Suite Top Floor Rear Double Furnished Room in Modern Shared House | All Bills Included - Excluding TV License. | FREE High Speed Broadband + FREE Communal Cleaning Included | Available April 2026. | Modern Carpets & Decorations
Communal Spacious Kitchen/diner | Double Glazing & Gas Central Heating | Rear Communal Patio Garden | 01 x Professional Tenants Only - No Students No Couples. | 5 Week Deposit. 6 Month Contract. EPC C. Council Tax A

DESCRIPTION

EN-SUITE BEDROOM 2 - AVAILABLE APRIL 2026 - FURNISHED – TOP FLOOR REAR EN-SUITE DOUBLE BEDROOM. BILLS INCLUDED - NOT TV LICENCE. SINGLE OCCUPANCY ONLY. 6-MONTH CONTRACT. 5-WEEK DEPOSIT.

Renters' Rights - Please note due to the governments new Renters' Rights Legislation that comes into law shortly (May 01st 2026) , the information within this advert and tenancy details may change.

Urban Property is delighted to bring to the rental market a modern very well-presented furnished top floor rear facing en-suite double bedroom room let set in a mature, strictly professional modern five-bedroom shared house boasting free high-speed broadband up to 300 mbps with all bills included (Water/Sewage, Gas, Electric) but excluding TV Licence. (Free Broadband, Free Cleaner, Landlord pays for Council Tax).

Located within easy reach of Bristol University, Cabot Circus, Bristol City Centre and the vibrant Cheltenham/Gloucester Road (A38) with its Mix of Cafe/Bars, Independent Shops and Restaurants.

The spacious five en-suite bedroom property is presented to a very high standard throughout; arranged over three levels and comprising from an entrance hallway with





stairs leading down to a useful communal cloakroom, spacious communal kitchen/dining room with modern fitted wall and base units, built-in appliances including hob, oven, 2 x fridge/freezers, washing machine, tumble dryer, dishwasher, doors lead to the low maintenance sunny rear garden with seating area and drying line.

Further benefits include modern neutral decorations and carpets, UPVC double glazing, gas central heating, fire alarm system. A useful secure bike storage cupboard can be found to the front of the property.

Each double bedroom boasts an en-suite shower room, with a modern walk-in shower, WC, wash hand basin; the spacious well-presented bedrooms offer modern carpets and neutral decorations, radiator, and double-glazed window.

The well-presented front facing top floor en-suite double bedroom includes a king-sized bed and mattress, chest of drawers, wardrobe, and a small bedside drawer. (No desk and chair supplied).

From the landlord regarding cleaning - The landlord requires the tenant to pay for the en-suite, bedroom and carpet to be professionally cleaned and carpet shampooed on exit. – On entry the bedroom, en-suite and carpets will be professionally deep cleaned. The landlord expectation is for the room and carpet to be professionally cleaned on exit and returned to the same condition as per the check-in inventory.

This is a mature professional let with a shared kitchen that is kept clean. It is a requirement that any prospective tenant keep the kitchen area clean and tidy after they use it.

Tenants are not to work from home full time, only hybrid considered (02-days /week), normal 9-5 hours requested and not based within the communal areas.





01 x Professional tenant only. MAXIMUM OF ONE PROFESSIONAL TENANT ONLY IN FULL TIME EMPLOYMENT - STRICTLY NO STUDENTS OR COUPLES.

The property and its communal facilities are shared with five professional tenants only. (One tenant only per double bedroom). Due to the local council HMO licence.

NO SMOKERS, NO COUPLES, NO STUDENTS. Unsuitable for pets.

5-Week Deposit. 6-Month Contract. Available April 2026. Offered Furnished. Council Tax Band A (Bristol City Council) and EPC Rating C.

FREE Virgin Broadband approx. 300 mbps supplied – Mobile Phone Coverage – Standard – Check coverage on viewing.

No Parking Supplied - Bristol City Council permit parking in area - <https://www.bristol.gov.uk/parking/residents-parking-schemes>

NB. To pass standard referencing - An annual household income of approx. +£23,850 pa (30 x rent) from full time permanent employment or pension income will be needed to pass reference checks. (References required – affordability, employment, previous landlord, credit check, right to rent check, ID check).

If you are not in full time permanent employment e.g., Self-employed, zero-hour, bank staff, agency, just starting a new job or furloughed please contact the office before booking a viewing.

Subject to references, a UK based homeowner employed on a permanent full-time contract may be required to act as a guarantor. With annual household income of 36 x the rent (+£28,620 pa) from permanent employment or pension income will be needed to pass reference checks. (References required – affordability, employment, credit



check, ID 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 05-week deposit.

Guarantor Service - Housing Hand - Rent Guarantor Providers. <https://housinghand.co.uk/guarantor-service/>

ROOM TWO TOP FLOOR REAR DOUBLE
12' 9" x 15' 7" narrowing to 11' 7" (3.89m x 4.75m)
ENSUITE
7' 7" x 3' 6" (2.31m x 1.07m).

RENTERS RIGHTS

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

STATEMENT FROM THE LANDLORD

This is a professional let with a shared kitchen that is kept clean. It is a requirement that any prospective tenant keep the kitchen area clean and tidy after they use it. Tenants are not to work from home full time, only hybrid considered (2 days /week), normal 9-5 hours requested

TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 1 week holding deposit (£183,.46), rent and a 5-week security deposit (£917.30) that will be payable before the tenancy starts.



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