



£650 pcm – Bills Included (Not room TV Licence).

Room 4, TFRD, 91 H Hanham Road, Kingswood,
Bristol, BS15 8NW





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Bristol, BS15 8NW

£650 pcm

RECENTLY REFURBISHED – WELL PRESENTED FURNISHED LARGE FULL WIDTH TOP FLOOR
REAR DOUBLE BEDROOM. MODERN FIVE-BEDROOM SHARED HOUSE. MINUTES FROM
KINGSWOOD & HANHAM HIGH STREETS. BILLS INCLUDED. 1 x Professional Only. 5-Week Deposit.
Available NOVEMBER. EPC C, COUNCIL TAX D.

LARGE FULL WIDTH - Top Floor Rear Double Bedroom | Fully Furnished - All Bills Included - Not Bedroom TV Licence | Useful Downstairs
Cloakroom & Bathroom (shared with 4 x tenants) | Modern Kitchen with White Goods | Furnished LARGE Double Bedroom
Enclosed Sunny Rear Garden | Double Glazing & Gas Central Heating | Available NOVEMBER - EPC C. Council Tax D | Communal Large
Lounge/Dining Room | Rear Shared Two Parking Spaces, Professional Only House.



PROPERTY INFORMATION

VIDEO TOUR AVAILABLE ON RIGHTMOVE & ZOOPLA –
<https://youtu.be/S5v7kseYCMk>

RECENTLY REFURBISHED – WELL PRESENTED LARGE
SPACIOUS FULL WIDTH TOP FLOOR REAR FURNISHED
DOUBLE BEDROOM.

MODERN FIVE BEDROOM SHARED HOUSE. MINUTES
FROM KINGSWOOD & HANHAM HIGH STREETS. BILLS
INCLUDED. (Not Bedroom TV Licence).

1 x Professional Only. 5-Week Deposit. Available
NOVEMBER. EPC C, Council Tax D.

Including Communal Lounge TV Licence – Not supplied
for the Bedrooms. FREE Broadband. FREE Bi-Weekly
Cleaner. Landlord pays Council Tax.

Renters' Rights Bill - Please note due to the governments
new Renters' Rights Bill that started on the 1st May 2026
information within this advert and tenancy details may
have changed.

Urban Property Bristol are delighted to bring to the rental
market this well presented modern five-bedroom three
level professional shared town house located in the ever-
popular area of Kingswood of Bristol, minutes from





Hanham High Street and giving excellent commuter routes into Bristol City Centre together with good access links to the A420, M32, M4 & M5 Motorways.

The recently refurbished furnished full width top floor rear double bedroom benefits from a wooden double bed base, mattress, wardrobe, chest of drawers, small desk and chair.

The modern accommodation boasts modern neutral decorations, wooden laminate flooring, modern carpets.

Benefits include – shared downstairs cloakroom, shared modern kitchen with white goods to include, gas hob, electric oven, washing machine, tumble dryer and two large fridge freezers.

Shared large full width lounge/dining room with sofas, TV, table, and chairs with double doors leading out to the sunny rear garden with bike storage and rear access.

Five tenants will share the communal areas including modern kitchen, lounge/diner, useful cloakroom, main bathroom (shared between four tenants).

The modern property boasts UPVC double glazed windows, gas central heating (modern combination gas boiler) and an enclosed sunny rear garden. No parking supplied, on road only.

Included within the rent the landlord will pay for and supply all furniture, bills including gas, electric, water, Landlord pays council tax, FREE broadband, communal TV licence only (not bedroom), Basic TV package, FREE regular cleaner.

One professional mature tenant only, NO COUPLES, NO CHILDREN, NO SMOKERS, NO STUDENTS. Unsuitable for pets. Due to the property HMO licence only ONE named tenant per double bedroom - maximum FIVE tenants in total living in the property.





Council Tax Band D (South Gloucestershire Council) and EPC Rating C.

The landlord expectation is for the bedroom to be returned in the same condition as per check in, with the bedroom being professionally deep cleaned on exit paid for by the tenant supplying an invoice as evidence.

NB. To pass standard referencing - An annual household income of approx. +£19,500 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, ID check, government right to rent check).

If you are not in full time permanent employment e.g., Self-employed, company director, CEO of a company, zero-hour, bank staff, agency, fixed terms less than 12-months, just starting a new job etc, 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 household income of 36 x the rent (+£23,400 pa) from permanent employment or pension income will be needed to pass reference checks. (References required – affordability, employment, 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.

Guarantor Service - Housing Hand - Rent Guarantor Providers.

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

For more information, any questions and to arrange a viewing please call the Bishopston team.





TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 1-week holding deposit (£150.00), rent and a 5-week security deposit (£750.00) that will be payable before the tenancy starts.

NB. To pass standard referencing - An annual household income of approx. +£19,500 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, ID check, government right to rent check).

If you are not in full time permanent employment e.g., Self-employed, company director, CEO of a company, zero-hour, bank staff, agency, just starting a new job or furloughed, please contact the office before booking a viewing. 0.

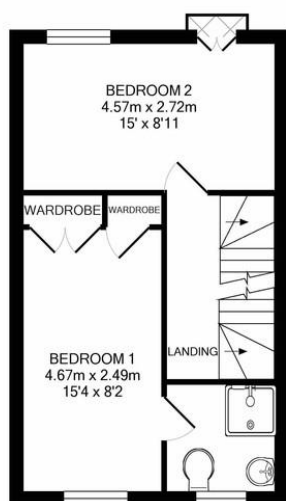
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Once registered we will add you to our email mailing list and update you with similar rental properties until you ask us to stop, if you do not wish to be added to our mailing list following your viewing please inform a member of staff when registering.

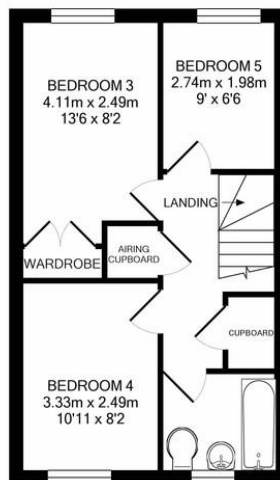
Please contact our Bishopston branch on (0117) 924 4008 to register your details, book a viewing and to discuss the referencing process.



GROUND FLOOR
APPROX. FLOOR
AREA 37.4 SQ.M.
(403 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 37.4 SQ.M.
(403 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 37.4 SQ.M.
(403 SQ.FT.)

TOTAL APPROX. FLOOR AREA 112.3 SQ.M. (1209 SQ.FT.)
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