



£800 pcm – Most Bills Included – Not TV Licence.

Room 7, En-Suite 13 Brigstocke Road, St Pauls,
Bristol, BS2 8UF





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£800 pcm

AVAILABLE NOW - CALL 01179244008 TO REGISTER YOUR INTEREST. UNFURNISHED EN-SUITE
DOUBLE BEDROOM - BILLS INCLUDED - NOT TV LICENCE. SHARED HOUSE ROOM LET - EPC
C.Council Tax B. 1 x Tenant Only. No Couples.

AVAILABLE NOW - EN-SUITE BEDROOM - 07-Bedroom Shared House/Room Lets | Unfurnished - En-Suite Double Bedroom | Communal
Lounge & 2 x Kitchen | Well Presented | Double Glazing & Gas Central Heating
All Bills Included - Excluding TV License | Double Glazed & Gas Central Heating | Rear Garden - Professional or Mature Student | 1 x
Professional Only. - No Couples, Permit Parking in Area. | Available NOW - 5-Week Deposit. 12-Month Contract. EPC C, Council Tax B



PROPERTY INFORMATION

AVAILABLE NOW - CALL 01179244008 TO REGISTER YOUR
INTEREST & BOOK YOUR VIEWING.

UNFURNISHED EN-SUITE DOUBLE BEDROOM - BILLS
INCLUDED - NOT TV LICENCE.

WELL PRESENTED - UNFURNISHED BASEMENT EN-SUITE
REAR DOUBLE BEDROOM.

Urban Property Bristol bring to the rental market an
unfurnished rear facing basement level en-suite double
bedroom room let set in a spacious friendly, 7-bedroom
shared house found in the heart of St Pauls being a few
minutes from Stokes Croft.

Most bills included.
Water/Sewage/Gas/Electric/Broadband) – Not TV
Licence. Landlord to pay Council Tax.

Located within easy reach of Bristol University, Cabot
Circus, Bristol City Centre, and the vibrant Gloucester
Road (A38) with its Mix of Cafe/Bars, Independent Shops
and Restaurants. The property is also positioned close to
bus routes to UWE and Montpelier Railway Station.

A spacious property offering accommodation arranged
over four levels comprising from an unfurnished
communal lounge, two kitchens with modern fitted units,





built-in appliances, unfurnished double bedrooms, one white suite bathroom with bath and shower over. (Shared with 5-tenants).

The property boasts neutral decorations, modern flooring, UPVC double glazing, gas central heating, fire alarm system and an enclosed patio rear garden.

The rear facing basement en-suite double bedroom comprises double glazed window, radiator, storage recess, wooden effect flooring, and decorations.

En-suite shower room comprising, walk-in shower cubicle, WC and wash hand basin, extractor fan, radiator.

Part Bills Included - The rental amount includes water rates, sewage rates, gas, electric and basic broadband, but excludes TV licence. The landlord pays for the Council Tax.

No Parking offered with the property. Local on road permit parking maybe available, tenants to contact Bristol City Council.

Bristol City Council permit parking in area - <https://www.bristol.gov.uk/parking/residents-parking-schemes>

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.

Maximum of one Professional Tenant on a Full Time Permanent Contract Only. Due to the local Council additional licence scheme the landlord will only allow one tenant to live in each bedroom.

Council Tax Band B (Bristol City Council) and EPC Rating C. Broadband – Normal Supply, provided by the landlord, Mobile Phone Coverage – Normal Supply.



NB. From the landlord - Cleaning - The bedroom and en-suite will be cleaned by the landlord on entry.

The landlord expectation is for the bedroom and en-suite to be returned to the same condition as per check-in with the bedroom and en-suite being deep cleaned to a high standard on exit, returning the bedroom to the same condition as per check-in.

Property maintenance. Tenants must immediately let the landlord know of any issues requiring maintenance attention. Text and or email.

NB. To pass standard referencing - An annual combined household income of approx. +£24,000 pa (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 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 household income of 36 x the rent (+£28,800 pp) 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 05-week deposit.

Guarantor Service - Housing Hand - Rent Guarantor Providers.

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

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.

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 01 week holding deposit (£184.61), rent and a 05-week security deposit (£923.07) that will be payable before the tenancy starts.



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