



£560 pcm – Most Bills Included.

TFRD, Room 3, 3 Potterswood Close, Kingswood,
Bristol, BS15 8LW





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AVAILABLE JULY - FURNISHED DOUBLE BEDROOM ROOM LET - ALL BILLS INCLUDED - (NOT bedroom TV Licence). Set in a Modern professional five-bedroom shared house. Modern top floor rear double room let. FREE communal sky TV, FREE bi-weekly cleaner & FREE wireless broadband!! 5-week deposit. EPC C. Council Tax D.

FURNISHED DOUBLE BEDROOM - AVAILABLE JULY 2026 | SHARED HOUSE/ROOM LETS - Modern Town House - FIVE-Bedrooms | Modern Kitchen with White Goods | Spacious Lounge & Downstairs Cloakroom | Modern Bathroom (shared with 4 x tenants). Gas Central Heating and Double Glazing | All Bills Included + Free Communal Sky TV, Bi-Weekly Cleaner & Wireless Broadband | 5-Week Deposit | No Students, Smokers, Couples. 1 x Professional Tenant Only Due to HMO Licence. | EPC C & Council Tax D



DESCRIPTION

Video Tour Available - WELL-PRESENTED FURNISHED TOP FLOOR REAR DOUBLED BEDROOM WITH BILLS INCLUDED. (Not Bedroom TV Licence).

AVAILABLE JULY 2026 - DOUBLE BEDROOM FURNISHED ROOM LET.

SHARED HOUSE/ROOM LET - SINGLE OCCUPANCY - 01 x Tenant Only Per Bedroom - No Couples.

MINUTES FROM KINGSWOOD & HANHAM HIGH STREETS.

Including Bills – Water/Sewage. Gas, Electric. Communal Lounge TV Licence (Not supplied for the Bedroom). FREE Broadband. FREE Bi-Weekly Cleaner. Landlord pays Council Tax.

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 well-presented furnished top floor rear double bedroom benefits from a double bed, built-in wardrobe, chest of drawers, double glazed window, radiator,





laminated wooden style flooring and modern neutral decorations.

Benefits include – shared downstairs cloakroom, shared modern kitchen with white goods to include, gas hob, electric oven, washing machine, tumble dryer and two and a half fridge freezers, shared large full width lounge/dining room with sofas, TV, table, and chairs with double doors leading out to the rear low maintenance 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 x tenants). ONE x tenant only per bedroom. No Couples.

The property boasts PVC double glazed windows, gas central heating and an enclosed low maintenance rear garden. No parking supplied, on road parking in local area only.

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

ONE x professional mature tenant only, NO COUPLES, NO SMOKERS, NO STUDENTS. Available JULY 2026 - Date TBC.

Due to the property HMO licence only one tenant per double bedroom - maximum FIVE x tenants in total living at the property.

Council Tax Band D (South Gloucestershire Council) and EPC Rating C. 5-Week Deposit.

Broadband and Mobile phone coverage standard – See Ofcom information and check on the viewing.

The landlord expectation is for the bedroom to be



returned in the same condition as per check in, the landlord will supply an inventory as evidence. The bedroom needs to be professionally deep cleaned on exit to a professional standard paid for by the tenant supplying an invoice as evidence.

NB. To pass standard referencing – You must be in a full-time permanent contract with a UK based employer. An annual household income of approx. +£16,800 pa (30 x rent) from full time permanent employment or pension income will be needed to pass reference checks. (References required – affordability check, 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, part time, student 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 (+£20,160 pa) from permanent employment or pension income will be needed to pass reference checks. (References required – UK base homeowner, (not a tenant in rented accommodation). affordability, employment, ID check, credit check).



If you cannot 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 the needed 5-week deposit.

Guarantor Service | Housing Hand - Rent Guarantor Providers

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



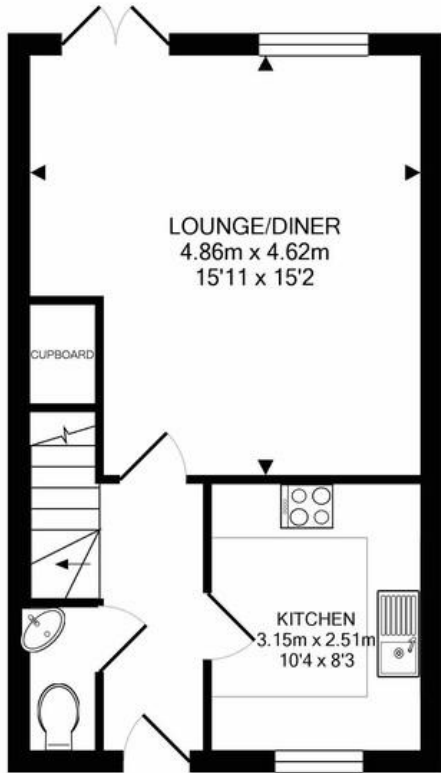
Renters' Rights Bill - Please note due to the governments new Renters' Rights Bill that has now come into law and started on the 01st May 2026, the information within this advert and tenancy details may change.

BEDROOM 3 - TOP FLOOR REAR DOUBLE

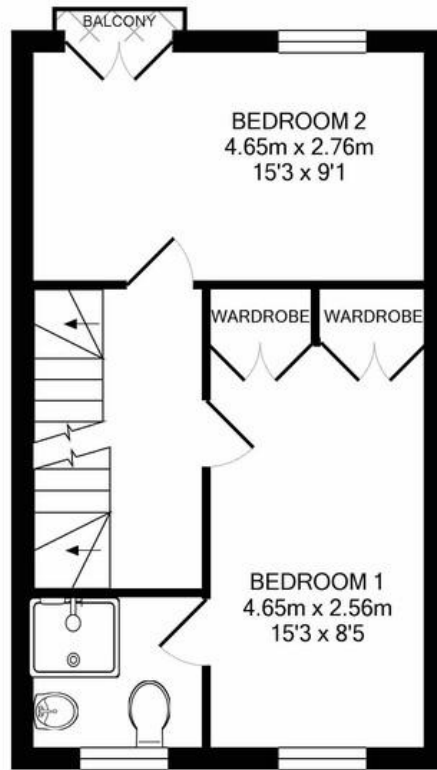
Double glazed window to rear, radiator, wooden laminate style flooring, built-in wardrobes. Furniture includes double bed and chest of drawers. No desk and chair is supplied.

TENANT INFORMATION

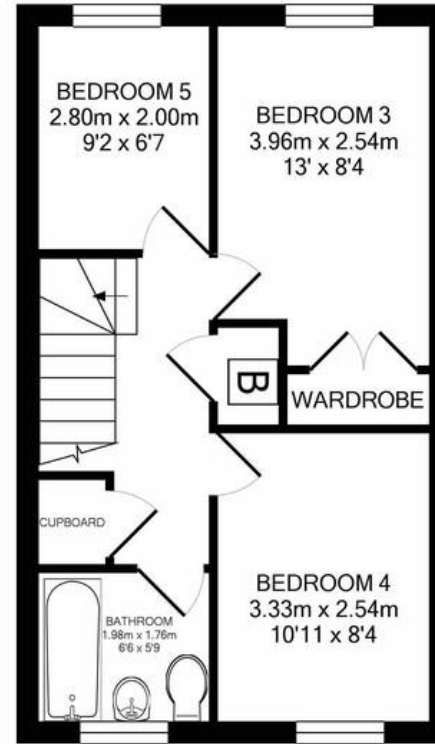
As part of our application process, no agency fees are due. Standard charges will include 01-week holding deposit (£129.23), rent and a 05-week security deposit (£646.15) that will be payable before the tenancy starts.



GROUND FLOOR
APPROX. FLOOR
AREA 37.0 SQ.M.
(398 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 37.0 SQ.M.
(398 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 37.0 SQ.M.
(398 SQ.FT.)

TOTAL APPROX. FLOOR AREA 111.0 SQ.M. (1195 SQ.FT.)
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