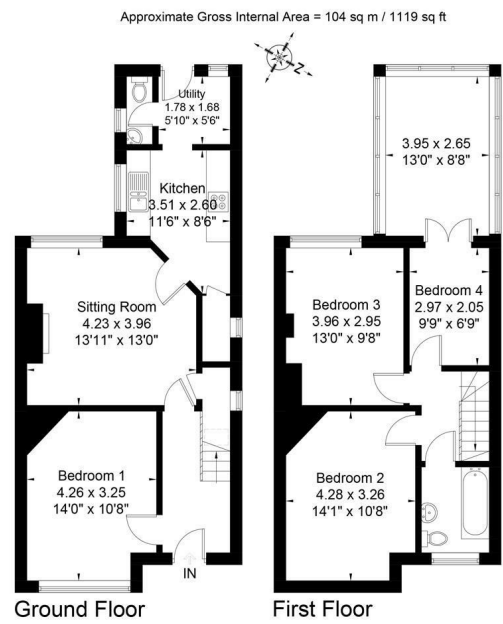


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(91-95) A		(91-95) A	
(81-90) B		(81-90) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC



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These plans are prepared in accordance with the guidelines set out by the RICS Code of Measuring Practice. Whilst every effort has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not fit for sale. Photography © David Yates, Inc. Floor Plans © Energy Performance Certificate Design © 2012 www.zestlovesproperty.com © Zest - Quality Property Marketing Ltd 2012

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

ZEST ESTATE AGENTS

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**MOUNT ROAD, BATH
SOUTHDOWN BA2 1LJ**

**PER MONTH
£2,508 PER MONTH**

4 BEDROOM HOUSE - SEMI-DETACHED

- STUDENT PROPERTY
- Available 24/25 academic year
- 3 Doubles and 1 single bedroom
- 1 Bathroom, 1 WC
- Front and rear garden
- Free on street parking



Property Information

****STUDENT PROPERTY**** We are delighted to offer this 4 bedroom terraced student house. The property is situated on the popular area of Southdown, 3 miles to Bath Spa and 2.5 miles to Bath University and near bus routes to both, with fantastic local amenities close by.

The property comprises 3 double bedrooms, 1 single bedroom with its own study/lounge space, 1 bathroom, 1 WC, kitchen with pantry, separate lounge space and utility. Free on street parking and rear garden space.

Available furnished, early interest and viewing highly recommended. Virtual video walkthrough available on request.

SOUTHDOWN

Southdown is a popular, residential area located on the southern slopes of the city. Countryside walks around Englishcombe Lane are located nearby and a short distance takes you to the many amenities located in Oldfield Park, Odd Down and Bear Flat. Regular buses run to the centre and onward transport, including rail options, take you to London Paddington (1 hour 15 minutes), Bristol (10 minutes) and further west. Nearby leisure facilities include Entry Hill golf course (soon to be a mountain bike park), Odd Down cycle track and the Baskervilles gymnastic and fitness centre.

STUDENT APPLICANT GUIDE

If you would like to make an offer on a property please do so as soon as possible, we work on a first come first served

basis in reserving student properties. If you have any questions, please call the Zest office selecting option 2, we would be happy to help.

To make an offer, you will need to complete the below 2 steps in the following order

1. Send through an enquiry or call us to receive a link to the "STUDENT APPLICATION FORM". Please only submit this form if you are serious about proceeding to let the property. All students are required to have their own UK based guarantor, be able to pay the full term up front OR use a guarantor scheme for your application to be considered.
2. Pay the holding deposit, equivalent to one week's rent. This is not a fee, and the amount paid, upon successful completion of tenant/guarantor referencing and signing of the tenancy agreement will contribute towards your first month's rent and security deposit.

Upon receipt of your application and holding deposit, we will take the property off the market. You will have 15 days to complete your referencing and sign the AST to secure the property. Failure to complete all steps within this time-period may result in the property going back onto the market and your holding deposit may be retained.

Feel free to visit our website to search for other student properties by area, beds or price and create a shortlist to easily share with your friends.

Don't forget! All Zest student properties are offered in partnership with Unihomes, a bills inclusive package to include gas electric, water, TV license and internet for an additional set monthly fee.

DISCLAIMER

Every care has been taken to ensure particulars described on our website and within our marketing materials are accurate, however, complete accuracy cannot be guaranteed. All statements contained regarding properties are for indicative purposes only and are made without responsibility on the part of Zest Property Services and the vendors or landlords of properties. They are not to be relied upon as statements or representations of fact. Potential purchasers or lessees should satisfy themselves by inspection or otherwise as to the accuracy of such details provided by Zest Property Services.

