



**MARSHFIELD WAY, BATH** **£3,285 PER MONTH**  
**5 BED HOUSE - TERRACED, FURNISHED**

- STUDENT PROPERTY
- Available 24/25 academic year
- 5 Double bedrooms
- 2 Bathrooms
- Free off street parking
- Private Courtyard



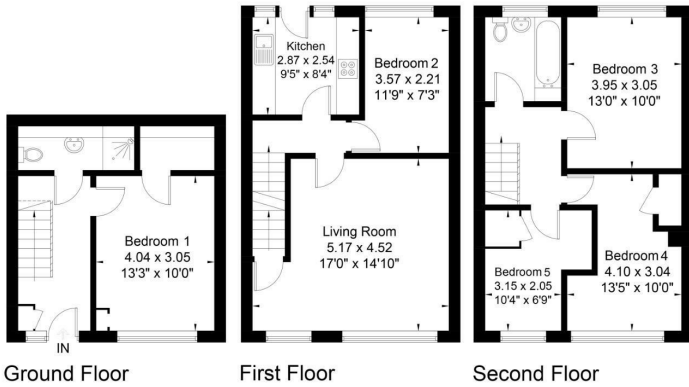
**\*\*STUDENT PROPERTY\*\* \*\* RENT PRICE INCLUDES FREE CONTENTS INSURANCE INCLUDING ACCIDENTAL DAMAGE FOR ALL LAPTOPS AND IPADS\*\***

We are delighted to offer a spacious 5 bedroom property, situated in the popular Larkhall area, with ample living accommodation, 2 bathrooms, private rear garden and free off street parking.





74 Marshfield Way, Bath, BA1 6HQ  
 Approximate Gross Internal Area = 111.9 sq m / 1204 sq ft



These plans are prepared in accordance with the guidelines set out by the RICS Code of Measuring Practice. While every attempt has been made to ensure accuracy, all measurements should be treated as approximate and are only for illustrative purposes only. Ask to Globe Photography (Video Tours) if you have any queries. (Energy Performance Certificate) (Design Plan) (www.roomsgroup.com) © Room - Creative Property Marketing Ltd 2022



**APPLICANT GUIDE:**

1. View the property or arrange for a representative you trust to view it for you.
2. If you would like to take the property make an offer by completing the "Tenant Application Form" given to you at the time of viewing and either drop off at the office or send a copy via email to [happytohelp@zestlovesproperty.com](mailto:happytohelp@zestlovesproperty.com)
3. Once your offer has been put forward to the landlord and they have accepted your application you will be required to pay the Holding Fee of 1 weeks rent and complete and submit our Tenant Terms of Business (where you will also be required to upload proof of identity). This then secures the property (only once the holding fee has been paid) and any other viewings will be cancelled. These funds will be deducted from your move in monies (rent) once your application is approved.
4. You will then be passed to our friendly, Zest New Lets team, who will commence your referencing, application and contracts process. Please note, you risk forfeiting your holding deposit if you do not supply the required referencing information within 15 days from the initial request. If you are a Company then a Company Agency Fee will apply of £468. The deposit is usually equal to five week's rent. Deposits are protected with the Deposit Protection Service (DPS) and must be paid by the applicant and not a third party. Please ensure you provide references for employment, previous tenancies and, if self-employed, your latest set of company accounts to hand. If you do not meet the required salary limits (2.5 times the monthly rent) you will require a guarantor who is a UK home owner and able to cover your obligations. Alternatively, you can pay all of the rent in advance.
5. Pay your first month's rent before the start date of your tenancy. Rent is paid monthly at the advertised PCM figure. Bank transfers are accepted, but payment is not cleared until the funds are received into our client account.

**ZEST PROPERTY SERVICES**

1A MILE END  
 LONDON ROAD  
 BATH  
 BA1 6PT

T: 01225 48 10 10  
 E: [HAPPYTOHELP@ZESTLOVESPROPERTY.COM](mailto:HAPPYTOHELP@ZESTLOVESPROPERTY.COM)

