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Approx. Gross Internal Floor Area 760 Sq. Ft. / 71 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2022
 Drawing Number: 173_0524

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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**LONDON ROAD
 WEST, BATH**

2 BEDROOM FLAT - MANSION BLOCK

- Two double bedrooms
- Newly Renovated
- Beautiful views
- Suitable for students
- Available furnished or unfurnished
- Immaculate condition
- Available now

**PCM
 £1,750 PCM**



Zest are delighted to offer this two double bedroom apartment located within the picturesque village of Batheaston and Bath. Forming the whole of the first floor of a detached Victorian villa the property is newly renovated and is showcases fantastic views over the valley and beyond.

The property comprises open plan living and dining space, light and beautiful fitted kitchen with built in appliances (including a dishwasher), there is a modern fitted bathroom suite and two generous double bedrooms.

The property is available either fully furnished, or part/unfurnished by negotiation. All furniture is brand new and of a high quality. It would perfectly suit a professional couple or professional sharers. Viewing highly recommend for this beautiful property.

There is on street plentiful parking outside the property. Available now.

BATHEASTON

Batheaston is a thriving village with a great primary school, active church community and a plethora of local shops, including; a convenience store, 2 pubs, organic cafe, dental practice, vets, Boots Chemist, Indian restaurant and fish and chip restaurant with takeaway. Walks along the river, across the bridge to Bathampton and the canal are very popular with locals, alongside various river sports in the Summer.

APPLICANT GUIDE

1. Book a time with us to view the property.
2. If you wanted to make an offer for the landlord to consider then please complete the 'TENANT APPLICATION FORM' provided to you in your viewing confirmation email. If the landlord accepts your offer you will be required to pay the 'Holding Deposit' of 1 weeks rent to secure the property (only once the holding deposit has been paid). These funds upon successful signing of the final agreement will be deducted from your move in monies and is not a fee.
3. You will then be passed to our friendly, Zest New Lets team, who will commence your referencing, application and contracts process. If you later withdraw from the property, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into the tenancy agreement within the 15-day deadline your holding deposit will be retained. If the landlord decides not to proceed with the tenancy for reasons unrelated to the above, however, then your holding deposit will be refunded to you in full within 7 days. The security deposit is 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.
4. If renting on behalf of a Company to house employees, the Company Agency Fee (if applicable) of £468 will apply.
5. Please ensure you have photographic ID such as your

passport, as you will be required to have the relevant right to rent in the UK before we can proceed with your application.

6. Please have references for your employment, previous tenancies and, if self-employed, your latest set of company accounts to hand.
7. You will need to have a guarantor (in the absence of references) who is UK based and able to cover your obligations. Alternatively, you can pay all of the rent in advance.
8. Upon completion of referencing and signing of the AST you will be required to pay your first month's rent before the start date of your tenancy. Rent is paid monthly at the advertised PCM figure by bank transfer.

