

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
(91-95) A	(91-95) A	(1-10) A	(1-10) A
(81-90) B	(81-90) B	(11-20) B	(11-20) B
(61-80) C	(61-80) C	(21-30) C	(21-30) C
(51-60) D	(51-60) D	(31-40) D	(31-40) D
(31-50) E	(31-50) E	(41-50) E	(41-50) E
(21-30) F	(21-30) F	(51-60) F	(51-60) F
(1-20) G	(1-20) G	(61-70) G	(61-70) G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

22 Charlcombe Lane, Larkhall, Bath BA1 6NS
 Approx. Gross Internal Area
 Main House = 1,413 sq ft - 131 sq m
 Garage = 180 sq ft - 16 sq m
 Total Area = 1,593 sq ft - 147 sq m



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.

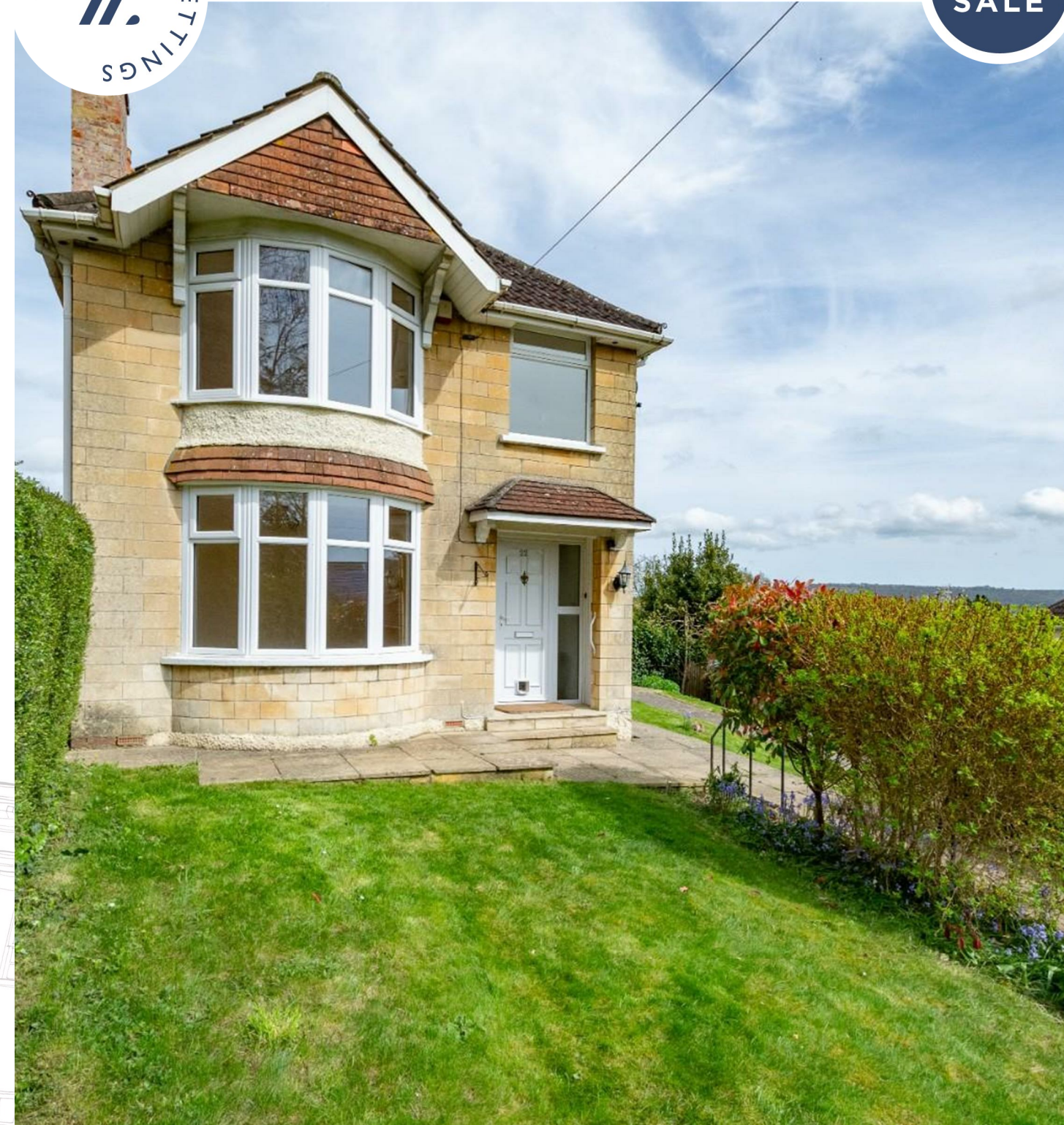
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**CHARLCOMBE LANE, BATH
 LARKHALL BA1 6NS**

**PCM
 £2,550 PCM**

4 BEDROOM HOUSE

- Four bedroom family home
- Close to excellent schools
- Detached garage with electricity
- Detached
- Pet friendly
- Wrap around garden



Zest are delighted to offer this detached 1930's period family home located in North Larkhall on the edge of the green area of Charlcome.

The ground floor comprises a front bayed sitting room with fireplace, an open plan kitchen and spacious dining reception room with an adjoining office/playroom/additional living space area with direct access to the garden via patio doors. Off the kitchen is a separate utility room with the addition of a large conservatory offering further family and flexible space.

Upstairs there is a total of four usable bedrooms including a master en-suite with fantastic far reaching views.

The wrap around gardens are both generous and great for families with its lawns, expansive patio and elevated views over Larkhall and beyond. To the rear of the garden there is a garage with an electric door and plug points that is accessible via Hill View Road.

LARKHALL

Larkhall offers frequent bus services into the City centre which is an approximate 20 minutes level walk. The amenities in Larkhall village include a butchers, deli, Co-op, three public houses, pet shop, takeaways, coffee shop, gift shop, pottery painting, greengrocer, Post Office/Newsagent, hardware store, hairdresser, and the

very handsome St Saviours Church. Larkhall further benefits from the charming Rondo Theatre, with many stage productions on offer throughout the year. There is also the wonderful Alice Park, complete with coffee shop area just a 5 minute walk away.

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.

