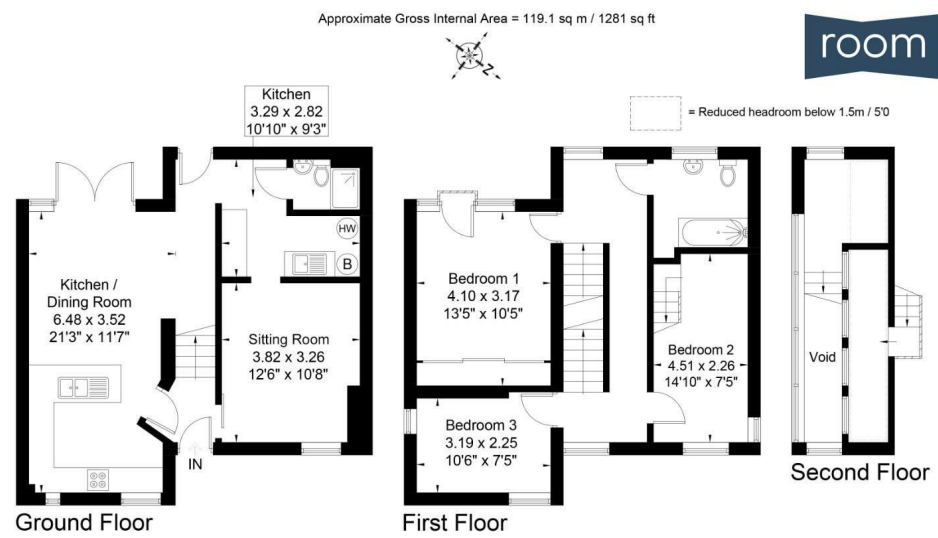


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These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice 2018. Every effort has been made to ensure accuracy; all measurements should be treated as approximate and as such are for illustrative purposes only. Not fit for sale. Photography © David Yates, www.davidyates.co.uk Energy Performance Certificate Design: www.zestlovesproperty.com Created: Property Marketing Ltd 2018

**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**

1A MILE END  
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**AUDLEY GROVE, BATH  
BA1 3BS**

**PCM  
£2,150 PCM**

**3 BEDROOM HOUSE**

- Detached House
- Garden access to Royal Victoria Park
- Off road parking space
- Pet Friendly
- Not suitable for sharers or students
- Three bedrooms plus office
- Enclosed rear garden with side access



Zest are delighted to offer this modern three bedroom (with additional office space) detached family house in the sought after residential area of Lower Weston, a stones throw from Royal Victoria Park. This property offers plentiful and flexible family living, whilst located within desirable school catchment areas.

The house is arranged over two/three floors, plus a study area in the converted roof space. On the ground floor is a large open plan living room, kitchen/diner, separate utility room and downstairs cloakroom/shower room. Upstairs there are three bedrooms, a family bathroom and the study area (currently used as a reading room and occasional bedroom).

The internal space is flooded with natural light from the use of floor length windows. The rear of the property showcases the interpreted views of Royal Victoria Park and there is direct access to the park via the garden.

Externally, the house has off street parking at the front of the house and at the rear, a west facing courtyard garden with direct access to Victoria Park via a secure gate in the garden. This property is available now and offered unfurnished.

**WESTON**  
Weston village offers a good selection of independent shopping outlets which include a Tesco, a bakery, post

office and cafe. Bath's main hospital, the RUH, is located in Weston along with an additional village doctors surgery. There are a good selection of primary and secondary schools all easily accessible, with most notably the Weston All Saints Primary School which is rated outstanding.

#### 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.

