



**FRANKLEY TERRACE, BATH**  
**3 BED HOUSE, UNFURNISHED**

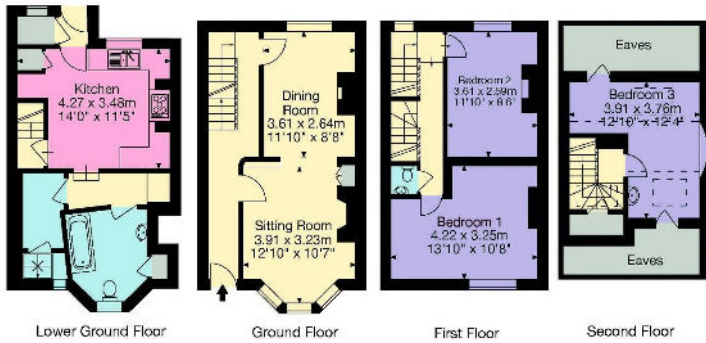
**£1,850 PCM**

- Attractive 3 bedroom Victorian family home in the popular Camden area
- Benefitting from fabulous far reaching views across the valley from all floors.
- Less than 15 minute scenic walk to city centre and in close proximity to excellent schools and amenities.
- Spacious and bright living room with original hardwood floors and fireplaces
- Generous kitchen leading out onto a sun deck and lawned garden with south eastern views.

The house retains original period features throughout and is in excellent order. **NOT SUITABLE FOR STUDENTS** - A mid terraced Victorian property set in the Camden area, within easy reach of the city centre and train station. This spacious family home offers two reception rooms, kitchen/breakfast room, three bedrooms, bathroom, shower room and WC. To the rear of the property is a garden and an out building.



6 Frankley Terrace, Bath, BA1 6DP  
 Approx. Gross Internal Area  
 1763 sq ft - 167 sqm



**KEY**  
 Kitchen  
 Living Area  
 Bedroom  
 Bathroom  
 Storage

Zest, 1A Mile End, London Road, Bath, BA1 6DP  
[happytohelp@zestlovesproperty.com](mailto:happytohelp@zestlovesproperty.com)  
 01225 487310



**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

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