



**HIGH STREET, BRISTOL**  
**2 BED HOUSE, UNFURNISHED**

**£1,550 PCM**

- Family Home
- 2 bedrooms with loft room
- Unfurnished
- Great Easton location



A short walk from buzzing St Marks Road, this 2 bedroom Victorian terrace with loft room is in the popular area of Easton on High Street. This property is full of character and natural wood and offers on entrance level front reception room, middle dining room/snug with fire place and wood burner, kitchen to the rear of the property with doors off to pretty garden with storage area/covered area at the back. First floor offering two bedrooms; front bedroom with mezzanine bed - great for kids. Bathroom with white suite and shower over bath. Stairs rising to attic room offering further space. Offered unfurnished.

## High Street, Easton, Bristol, BS5

Approximate Area = 1140 sq ft / 105.9 sq m  
 Limited Use Area(s) = 157 sq ft / 14.5 sq m  
 Total = 1297 sq ft / 120.4 sq m  
For identification only - Not to scale



Plan shown produced in accordance with RICS Property Measurement Code Edition 1, incorporating International Property Measurement Standards (IPMS Residential). Floorplan 2226. Produced by Bradley & Co Inc. Zest Property Group. REF: 1441026



### 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

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