ZEST SALES & LETTINGS

01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

TO LET



SOUTHFIELD ROAD, BRISTOL £1,300 PER MONTH

1 BED APARTMENT, UNFURNISHED

- Large flat in Victorian building
- 1 double bedroom
- Occupying whole floor of original house
- Unfurnished





A short walk to all the excitement on Gloucester Road, this lovely sunny & spacious first floor unfurnished flat would certainly appeal to a single professional or couple who needs good transport links. This property located on Southfield Road offers on entrance large living room with sash windows leading onto a kitchen which you can eat in with small breakfast area under the window to the front of the property; walking around to the rear; a large double bedroom with very large bathroom off.

Southfield Road, Cotham, Bristol, BS6

Approximate Area = 596 sq ft / 55.3 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Bradleys & Co Inc. Zest Property Group. REF: 1538275





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
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

T: 01225 48 10 10
E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM

BRITISH PROPERTY AWARDS 2017 ★★★★★ GOLD WINNER ESTATE AGENT IN SOUTH WEST - SOMERSET

BRITISH PROPERTY AWARDS 2018 ★★★★★ GOLD WINNER ESTATE AGENT IN BATH

BRITISH PROPERTY AWARDS 2018-2019 ★★★★★ BRONZE WINNER LETTING AGENT IN SOUTH WEST - SOMERSET