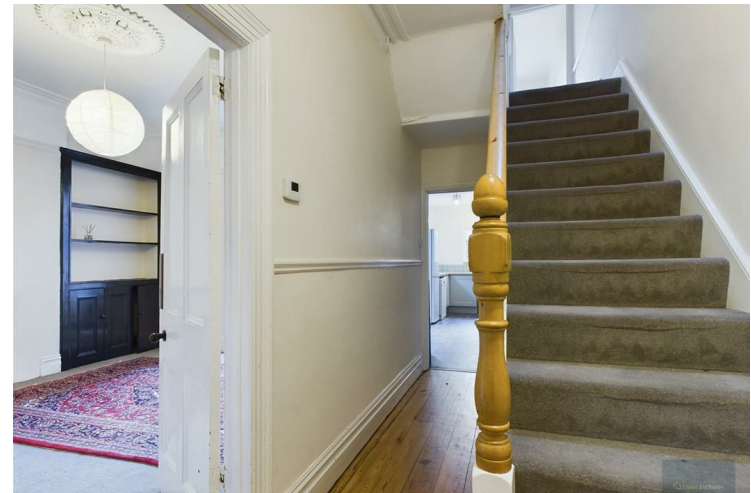
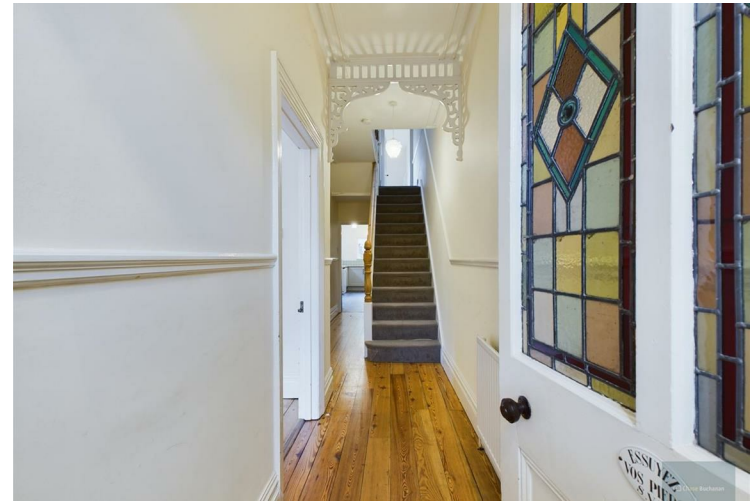
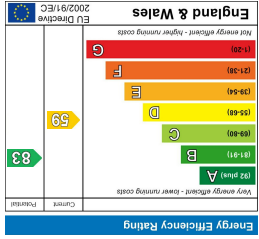


Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.

Code of Practice
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasebusinesspremisses.co.uk

IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.



85 Kennington Avenue
Bishopston, Bristol, BS7 9EX

£2,350 PCM

- FOUR BEDROOM FAMILY HOME
- GAS CENTRAL HEATING WITH COMBI BOILER
- SOLAR PANELS
- COUNCIL TAX BAND D
- VIEW OVERLOOKING GLOUCESTERSHIRE CRICKET GROUND
- GREAT LOCATION
- FRIDGE FREEZER & DISHWASHER INCLUDED
- SOUTH FACING GARDEN
- ENERGY RATING D



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hallway

Wooden flooring with doors leading to sitting room and dining room. Stairs leading to upper floor accommodation.

Sitting Room

With with large bay window to front elevation, wooden flooring, radiator.

Dining Room

With feature fireplace, radiator, and window to the rear elevation.

Kitchen

Stylish kitchen with a range of fitted base and eye level units. Four ring ceramic hob, oven, extractor over, fridge freezer & dishwasher, stainless steel sink with drainer and mixer tap. Dual aspect looking to garden. Door leading to;

Rear Garden

Enclosed rear garden mainly laid to lawn, with patio area.

FIRST FLOOR

Galleried Landing

Bedroom 4

With window to rear elevation

Family Bathroom

Three piece white suite comprising wash basin, WC, bath with tiled surround and shower over., shower curtain and rail, wall mounted radiator.

Bedroom 3

with feature fireplace, fitted wardrobe, window to rear elevation

Master Bedroom

With bay window to front elevation, fitted wardrobe, feature fireplace,

Bedroom 1

Good size single room/study

Council Tax

Band D - £2,460.32 (April 2024 - March 2025 financial year)

Agent notes

Regret no smokers, small sized pets considered.

Viewing

Strictly by appointment through the Letting Agent Chase Buchanan

Permitted Payments

As part of our application process a Holding Deposit £542.30 (equivalent of one weeks rent) to reserve a property. Please Note: The Holding Deposit will be repaid

if the tenancy has been entered into, The landlord decides to withdraw before the expiry of the deadline, The landlord and tenant fails to agree into a tenancy agreement within the deadline.

Security deposit (per tenancy, rent under £50,000 per year). Equivalent to five weeks rent: This covers damages or defaults on the part of the tenant during the tenancy

Unpaid rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost key(s) or other security device(s): Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new locks and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour for the time taken replacing lost key(s) or other security device(s).

Variation of contract (tenant's request) £50 per agreed variation: To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of sharer (tenant's request) £50 per replacement tenant or any reasonable costs incurred if higher: To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early termination (tenant's request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

