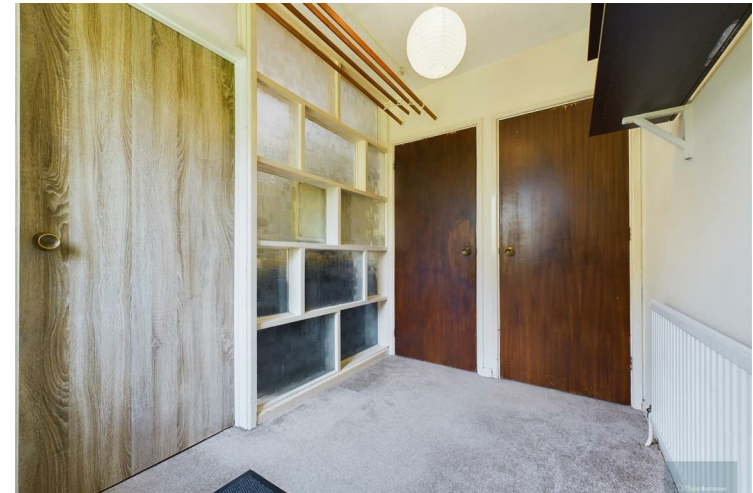
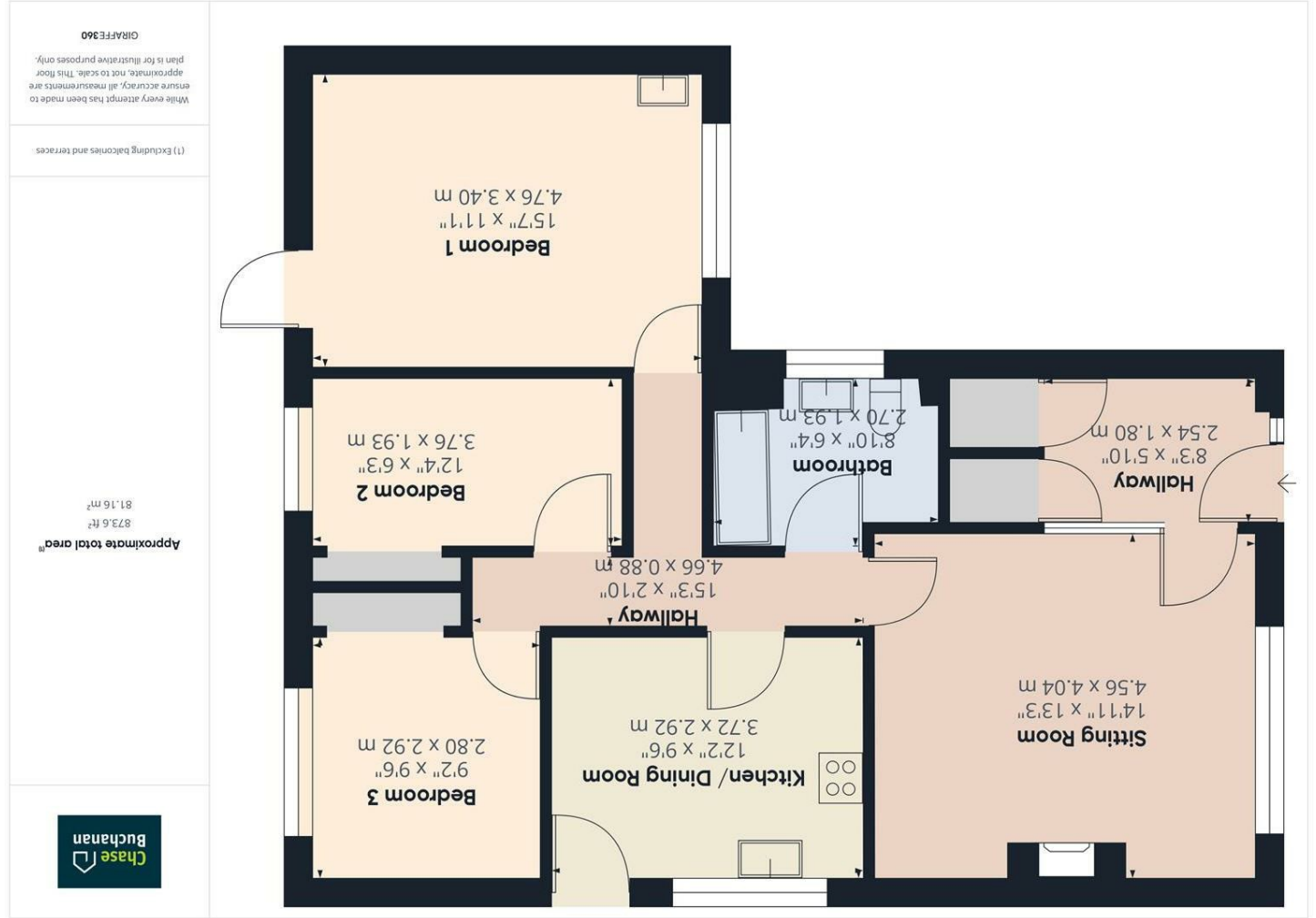
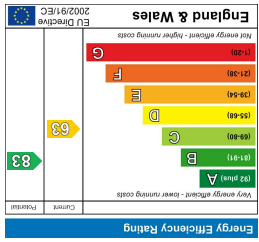


IMPORTANT NOTICE
 These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves 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.

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

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 Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



145 Sommerville Road South
 St Andrews, Bristol, BS6 5DT

£1,550 PCM

- TUCKED AWAY BUNGALOW
- ENTRANCE HALLWAY
- KITCHEN/DINING ROOM
- FRONT & REAR GARDENS
- ENERGY RATING D
- THREE BEDROOMS
- SITTING ROOM
- BATHROOM
- DOUBLE GLAZING



ACCOMMODATION (all dimensions being approximate)

Front Garden

Mainly laid to lawn with well maintained sectioned flower beds. Shed to the side elevation. Footpath leading to;

Entrance Hallway

Inviting entrance with two storage cupboards housing washing machine and tumble dryer.

Sitting Room

Laminate flooring, radiator, electric fire and stone brick hearth.

Hallway

leading to three bedrooms, kitchen dining room and bathroom,

Kitchen/Dining Room

With a range of fitted base and eye level units. stainless steel sunk with drainer. Four ring gas hob with extractor hood over, fitted oven, undercounter fridge and freezer, Space for dining table and chairs. Door leading to;

Bedroom 1

Good sized double bedroom benefiting front fitted vanity sink. Door leading to rear garden.

Bathroom

Shower over bath, pedestal wash hand basin, close coupled WC.

Bedroom 2

Bedroom 3

Rear Garden

Mainly laid to lawn, with apple tree and shrubs. Please be advised there is a small pond located to the top of the garden.

Council Tax

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

Viewings

Strictly by appointment through the Letting Agent Chase Buchanan

Permitted Payments

As part of our application process a Holding Deposit £357.69 (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.

Agents notes

No smokers, no sharers, no pets.

