



Top Floor Flat, 35 Woodhill Views Nailsea BS48 1JF
£995 Per calendar month

Newly decorated top floor flat with parking



PROPERTY TYPE
Upper Floor Flat



LOCATION
Nailsea



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Gas central heating and
double glazing



PARKING
Off street parking



OUTSIDE SPACE
None here



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- Delightful top floor apartment
- Newly renovated two bedroom accommodation
- Security Deposit - £1148.07
- Tenancy Term - 12 months
- EPC Rating - C
- Council Tax Band - B



more details

Entrance

communal entrance door leading into;

Communal Entrance Hall

stairs rising to the top floor, leading to;

Apartment 35

Entrance Hall

with radiator, smoke alarm, entry phone system connecting to the main front door, doors to;

Lounge/Dining Room

13' 5" x 11' 5" (4.09m x 3.48m)

with double glazed window to front and side, radiator

Kitchen

7' 8" x 7' 8" (2.34m x 2.34m)

integrated electric oven with four ring ceramic hob and extractor fan over, tiled splash backs, plumbing for automatic washing machine, space for under counter fridge, radiator, wall mounted boiler, double glazed window to side.

Bedroom 1

9' 8" x 13' 4" (2.94m x 4.06m)

with double glazed window to the side, radiator, built in storage cupboard with hanging rail, second built in storage cupboard with slated shelving

Bedroom 2

11' 2" x 8' 3" (3.40m x 2.51m)

double glazed window to front, radiator

Bathroom

white suite comprising bath with electric shower over, pedestal wash hand basin, low level w.c., fully tiled surround, obscure double glazed window to rear, radiator.

Outside

Parking

one allocated parking space

Utilities

Mains water and drainage Mains electric supply Mains gas. This information has been provided by the Landlord and is correct to the best of our knowledge

Broadband

Broadband - Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps. This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires

Mobile phone signal/coverage

You will have limited coverage indoor and likely to have coverage outside the property with a range of providers. This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires

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- Kitchen fitted with oven and hob
- Fitted bathroom suite with shower over the bath
- One allocated parking space
- Great location close to shops and amenities of Nailsea Town Centre
- Easy commute to Bristol

consider this

This property is available to move into from approx end of September

what will it cost to rent this property?

When you submit a completed application form, we will discuss the details with the Landlord. If the Landlord is happy to proceed you will be required to pay:

1. Holding deposit, equivalent to 1 week's rent. This will reserve the property.

Once references are complete, you will be asked to pay:

2. First month's rent
3. Security deposit, equivalent to 5 weeks' rent (for rents under £50,000 per year). This covers damages or defaults on the part of the tenant during the tenancy.





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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.