



National  
Trust

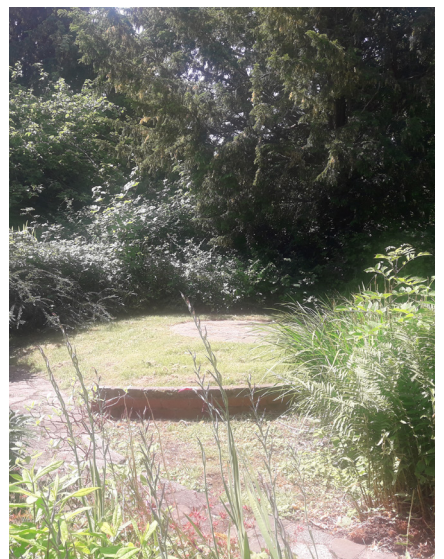
South West  
**To let**

4/5 Blaise Hamlet, Hallen Road, Bristol,  
BS10 7QY  
£2,150 per calendar month



A Grade I listed, detached, three bedroom cottage situated in Blaise Hamlet which is a picturesque grouping of houses that were designed by John Nash. The property has three bedrooms (two double, one single), two reception rooms and extensive private gardens. The property is available now and is unfurnished. Pets will be considered.

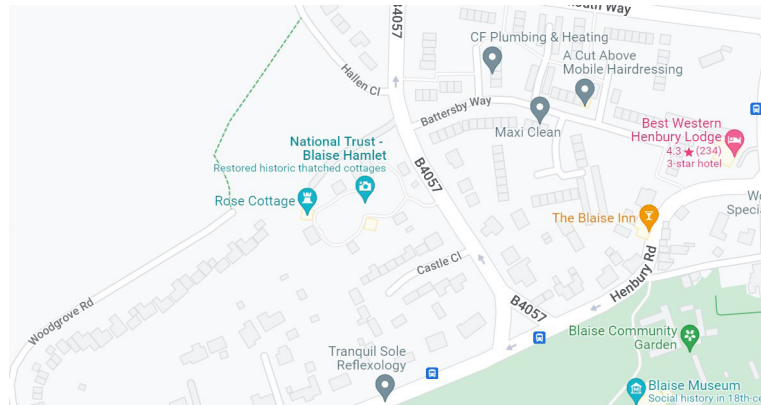




# The Location

A delightful Hamlet of nine picturesque cottages laid out around an open green. The Hamlet, which is four miles north of the city centre, was built in 1811 to accommodate retired staff from Blaise Castle estate in Henbury. Designed by John Nash each cottage is unique, this style was later widely copied. The Hamlet was one of the first examples of a planned community. There is a stone sundial and water pump on the green which commemorates its construction.

Blaise Hamlet was given to the National Trust in 1943. The cottages, which are still lived in, have been modernised inside, but we have carefully restored the exteriors, keeping the tall chimneys, thatches and seats..



## Directions

### From Henbury Road:

As you enter the top end of Henbury Road on the one way system, you will see a long stone wall on your left. Park alongside this wall and the entrance to the Hamlet is towards the top of the hill and is signposted with a white National Trust sign and black wrought iron gate. Number 4/5 Blaise Hamlet is at the far end of the Hamlet.

For Sat Nav users: BS10 7QY

### The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and it could not deliver its core objectives without the support of its thousands of tenants and volunteers.

The successful tenant will receive Tenant-Custodian membership of the National Trust which entitles them to free access to Trust properties across England and Wales.

# The Property

## Ground Floor

### Entrance Porch

Leads in to dining room.

### Dining Room

Dual aspect with bay window overlooking gardens.

### Kitchen

A range of base and wall units including stainless steel sink with single drainer. Space for cooker. Plumbing for automatic washing machine in utility area.

### Lounge

Bay window at one end and patio doors leading onto a sunny patio at the other end.

## First Floor

### Bedroom 1

Double bedroom with built in storage cupboard.

### Bedroom 2

Single bedroom

### Bedroom 3

Double bedroom

### Bathroom

3-piece white suite, comprises bath with shower over, WC and wash hand basin.

### Outside

The property is surrounded on three sides with extensive gardens including large sunny patio, circular stone area for table and chairs, lawns and a wooded area.

## Outgoings and Services

The property benefits from mains electricity, water and sewerage supplies along with Dimplex Quantum storage heating. Tenants are to provide their own white goods including cooker.

TV and Internet connection must be organised by the tenant.

The tenant is responsible for all outgoing relating to the property.

## Council Tax

The tenant is to pay Council Tax. The property is in Band D for Council Tax and is payable to Bristol City Council.

## Energy Performance Certificate

An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

# The Tenancy

## Term

The property is available to let under an Assured Shorthold Tenancy for an initial term of 6 months, after which there could be an opportunity for the term to be extended.

## Rent

The prospective tenant is asked to pay £2,150 per calendar month. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.

## Rent reviews

The National Trust carries out rent reviews of the property every two years to open market value.

## Deposit

The Tenant will not be required to pay a deposit or a holding deposit

## Insurance

The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents

## Repairing Responsibilities (Summary)

The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration.

The Tenant will be responsible for internal repairs and decoration, garden, fences, drives, the cost of servicing appliances.

## Sub Letting

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

## Pets

Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

## National Trust tenants

As a tenant of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your tenancy. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

We're keen to build long-lasting tenant-landlord relationships that bring stability and longevity to your plans and ours. We know that tenants have high expectations of their National Trust rental property, but we also expect them to look after the property as if we were looking after it. That's because being a National Trust tenant means looking after a piece of history. It means being a custodian of a building. And it means helping to protect it for the next generation.

# Viewings and Further Information

## Viewings

Viewings strictly by appointment only.

Contact Kathryn Alsbury by email  
kathryn.alsbury@nationaltrust.org.uk for more  
information or to arrange a viewing.

## GDPR

Our full Privacy Policy can be found online at  
<https://www.nationaltrust.org.uk/features/privacy-policy>

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.

**For further information about being a National Trust tenant, you can visit us online at [www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)**

# Tenant Fees Act 2019 – National Trust Permitted Payments Schedule – 1st June 2019

Permitted Payment	Notes
Deposits	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, <b>we do not</b> currently take deposits or holding deposits for our residential lettings.
The Rent	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
Utilities (Water, Gas, Electricity, Septic Tank)	<p>Tenant/s will be responsible for the payment of Utilities.</p> <p>Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s.</p> <p>In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.</p>
Council Tax	<p>Tenant/s will be responsible for the payment of council tax.</p> <p>Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.</p>
Telecoms/Broadband	<p>Tenant/s will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband.</p> <p>The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon we may recharge these costs to Tenants where appropriate.</p>
Fee for Variation of Tenancy	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
Early Termination of Tenancy	<p>Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Tenancy commences.</p> <p>The costs charged will not exceed the loss or reasonable costs incurred by the Trust.</p>
Default Charges	We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019