

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	A	A
(91-95) B	(91-95) B	B	B
(81-90) C	(81-90) C	C	C
(69-80) D	(69-80) D	D	D
(55-68) E	(55-68) E	E	E
(45-54) F	(45-54) F	F	F
(35-44) G	(35-44) G	G	G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

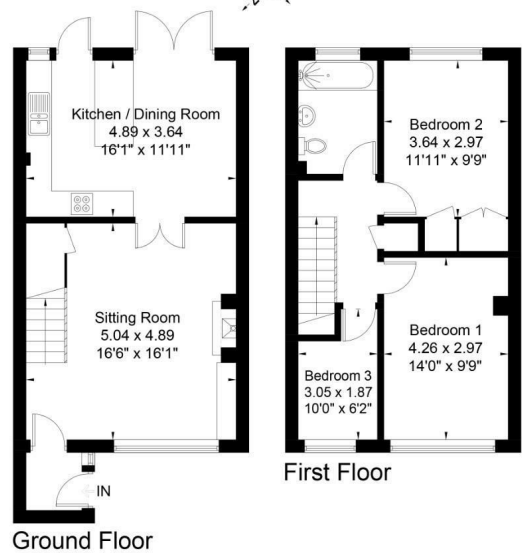


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FOR SALE

Approximate Gross Internal Area = 88.8 sq m / 955 sq ft

room



These plans are prepared in accordance with the guidelines as set out by the BRE's Code of Measuring Practice. Whilst every effort has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. All in State Photography (David) takes town floor plans. Energy Performance Certificate Design: First Floor Plans (2018) © Zest - Created Property Marketing Ltd 2018.

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

ZEST ESTATE AGENTS

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RINGSWELL GARDENS, BATH
3 BEDROOM HOUSE

PCM
£1,695 PCM

- Three bedroom family home
- Unfurnished
- Walking distance to Bath
- Free on-street parking
- Private garden
- Available early September
- Desirable Location
- On the doorstep of Larkhall Village
- EPC Rating D



Zest are delighted to offer this three bedroom terraced family home suited in the popular residential area of Ringswell Gardens.

The property is accessed from the front garden which leads to an entrance porch with enough space for coats and shoes. There is an open sitting room has plenty of space and storage and a staircase that leads up to the first floor, this room features a log burner which can remain or be removed by negotiation. To the rear, there is an open plan kitchen and dining space. Windows and doors look out over a secure rear garden with a patio, low maintenance astroturf and a n open storage shed.

The first floor has three bedrooms and a well presented bathroom. There are two doubles and a single and all the bedrooms have nice open aspects, the smallest bedroom has a built in bed which has stay or be removed by negotiation.

There is plentiful on street parking outside the property for multiple cars. Suitable for a professional couple or family, available unfurnished.

Ringswell Gardens is tucked away in a quiet location, it has direct access to the green open spaces of Kensington Meadows, and leads to a tranquil 18 minute canal walk into Bath City Centre. It is also on the doorstep of the amenities in Larkhall village, which include a butchers, deli, Co-op, two public houses, pet shop, takeaways, coffee shop, deli, gift shop, pottery painting, greengrocer, Post Office/Newsagent, hairdresser, and the very handsome St Saviours Church. Larkhall further benefits from the charming Rondo Theatre, with many stage productions on offer throughout the year. There is also the wonderful Alice Park, complete with coffee shop area just a 5 minute walk away.

LARKHALL
Larkhall offers frequent bus services into the City centre which is an approximate 20 minutes level walk. The amenities in Larkhall village include a butchers, deli, Co-op, three public houses, pet shop, takeaways, coffee shop, gift shop, pottery painting, greengrocer, Post Office/Newsagent, hardware store, hairdresser, and the very handsome St Saviours Church. Larkhall further benefits from the charming Rondo Theatre, with many stage productions on offer throughout the year. There is also the wonderful Alice Park, complete with coffee shop area just a 5 minute walk away.

APPLICANT GUIDE

1. Book a time with us to view the property.
2. If you wanted to make an offer for the landlord to consider then please complete the 'TENANT APPLICATION FORM' provided to you in your viewing confirmation email. If the landlord accepts your offer you will be required to pay the 'Holding Deposit' of 1 weeks rent to secure the property (only once the holding deposit has been paid). These funds upon successful signing of the final agreement will be deducted from your move in monies and is not a fee.
3. You will then be passed to our friendly, Zest New Lets team, who will commence your referencing, application and contracts process. If you later withdraw from the property, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into the tenancy agreement within the 15-day deadline your holding deposit will be retained. If the landlord decides not to proceed with the tenancy for reasons unrelated to the above, however, then your holding deposit will be refunded to you in full within 7 days. The security deposit is 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.

4. If renting on behalf of a Company to house employees, the Company Agency Fee (if applicable) of £468 will apply.
5. Please ensure you have photographic ID such as your passport, as you will be required to have the relevant right to rent in the UK before we can proceed with your application.
6. Please have references for your employment, previous tenancies and, if self-employed, your latest set of company accounts to hand.
7. You will need to have a guarantor (in the absence of references) who is UK based and able to cover your obligations. Alternatively, you can pay all of the rent in advance.
8. Upon completion of referencing and signing of the AST you will be required to pay your first month's rent before the start date of your tenancy. Rent is paid monthly at the advertised PCM figure by bank transfer.

DISCLAIMER

Every care has been taken to ensure particulars described on our website and within our marketing materials are accurate, however, complete accuracy cannot be guaranteed. All statements contained regarding properties are for indicative purposes only and are made without responsibility on the part of Zest Property Services and the vendors or landlords of properties. They are not to be relied upon as statements or representations of fact. Potential purchasers or lessees should satisfy themselves by inspection or otherwise as to the accuracy of such details provided by Zest Property Services.

