

62 Stone Close, Corsham, Bath SN13 0QU  
 Gross Internal Area (Approx.)  
 Main House = 80 sq m / 861 sq ft  
 Annexe = 17 sq m / 182 sq ft  
 Shed = 4 sq m / 43 sq ft  
 Total Area = 101 sq m / 1,086 sq ft



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions

Capture. Copyright Property Marketing 2014. Subject to RICS guidelines. Not shown to scale. Plan is for illustrative purposes only. All fixtures, floor coverings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

**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**  
 1A MILE END  
 LONDON ROAD  
 BATH  
 BA1 6PT  
 T: 01225 48 10 10  
 E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com



## STONE CLOSE, CORSHAM SN13 0QU

**PCM  
£1,400 PCM**

### 3 BEDROOM HOUSE

- Three Bedroom House
- Desirable Location
- Allocated Parking
- Council Tax Band C
- Available October
- Two Bathrooms
- Enclosed Rear Garden
- Outside Storage
- EPC Rating C





Zest are pleased to offer this well presented end of terrace three bedroom home, in the extremely desirable location of Corsham.

The property has an open plan kitchen and lounge, separate dining room and downstairs W/C. On the first floor there is a double bedroom, family bathroom and single room. On the top floor there is a large master suite with dressing area and ensuite. Outside, there is a low maintenance enclosed rear garden, to the side of the property is an enclosed lean-to and a shed offering sheltered and flexible outside space.

This property has gas central heating and two private parking spaces. This property has been finished to a high standard. Viewing highly recommended. Available early October

#### 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.

