ZEST SALES & LETTINGS

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

TO LET



LINEN WALK, BATH

£5,088 PER MONTH

6 BED HOUSE - END TERRACE, FURNISHED

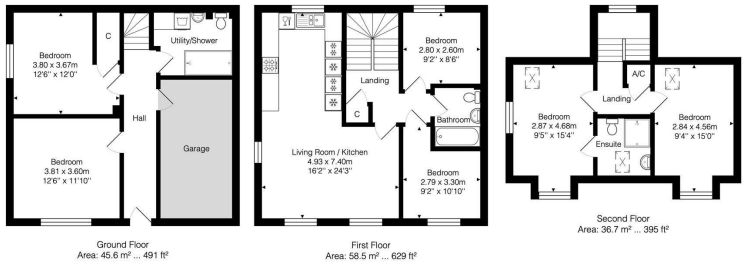
- STUDENT PROPERTY - Available 27/28 academic year
- 6 Double bedrooms and 2 Bathrooms
- Lovely open plan kitchen/lounge area
- Close to local delis, cafés, Co-op supermarket and traditional pubs
- Free on-street parking in surrounding areas (subject to availability)
- Internet: Standard 7Mbps/0.8Mbps Superfast 80Mbps/20Mbps Ultrafast 10000Mbps/10000Mbps





STUDENT PROPERTY ** RENT PRICE INCLUDES FREE CONTENTS INSURANCE INCLUDING ACCIDENTAL DAMAGE FOR ALL LAPTOPS AND IPADS**

We are delighted to offer a spacious 6 bedroom property, situated in the popular Larkhall area, with ample living accommodation, 2 bathrooms, and free on-street parking (subject to availability).



Ground Floor
Area: 45.6 m² ... 491 ft²

First Floor
Area: 58.5 m² ... 629 ft²

Second Floor
Area: 36.7 m² ... 395 ft²

Total Area: 140.7 m² ... 1515 ft² (excluding garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
www.energyassessmentservices.co.uk





STUDENT APPLICANT GUIDE

If you would like to make an offer on a property please do so as soon as possible, we work on a first come first served basis in reserving student properties. If you have any questions, please call the Zest office selecting option 2, we would be happy to help. To make an offer, you will need to complete the below 2 steps in the following order

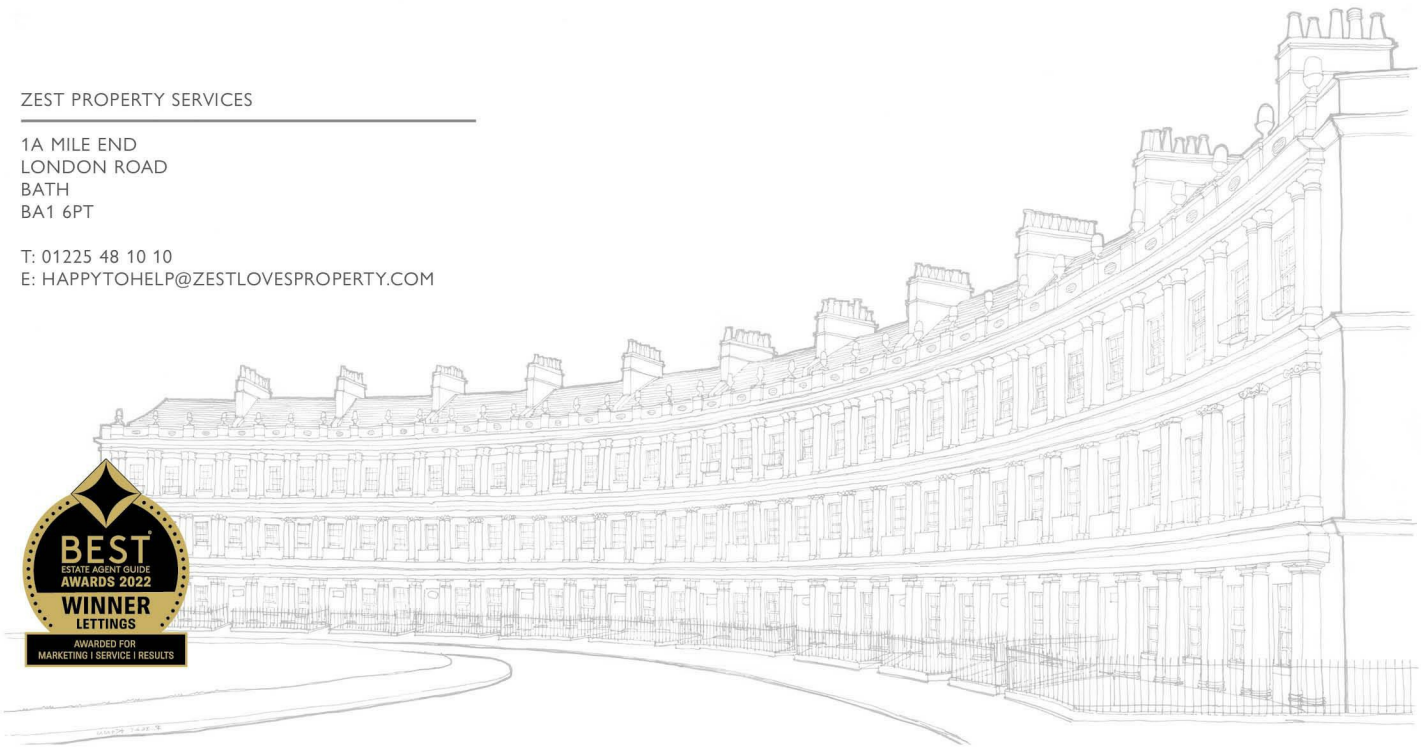
1. Send through an enquiry or call us to receive a link to the "STUDENT APPLICATION FORM". Please only submit this form if you are serious about proceeding to let the property. All students are required to have their own UK based guarantor, be able to pay the full term up front OR use a guarantor scheme for your application to be considered.
2. Pay the holding deposit, equivalent to one week's rent. This is not a fee, and the amount paid, upon successful completion of tenant/guarantor referencing and signing of the tenancy agreement will contribute towards your first month's rent and security deposit.

Upon receipt of your application and holding deposit, we will take the property off the market. You will have 15 days to complete your referencing and sign the AST to secure the property. Failure to complete all steps within this time-period may result in the property going back onto the market and your holding deposit may be retained.
Feel free to visit our website to search for other student properties by area, beds or price and create a shortlist to easily share with your friends. Don't forget!: All Zest student properties are offered in partnership with Unihomes, a bills inclusive package to include gas electric, water, TV license and internet for an additional set monthly fee.

ZEST PROPERTY SERVICES

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LONDON ROAD
BATH
BA1 6PT

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E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



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