141 High Street
Staple Hill
Bristol
BS16 5HQ

t: 01179566004
e: info@bruntandfussell.co.uk
www.bruntandfussell.co.uk

11 Hawthorn Close, Pucklechurch, Bristol, BS16 9TA

£1,800 Per Month









PLEASE DO NOT CALL TO BOOK AN APPOINTMENT. ALL ENQUIRIES MUST BE SUBMITTED VIA THE RIGHTMOVE ENQUIRY FORM, INCLUDING THE NAME AND DETAILS OF THE PROSPECTIVE TENANT(S), ALONG WITH EMPLOYMENT INFORMATION AND SALARIES. THIS IS REQUIRED TO HELP US ENSURE REFERENCING REQUIREMENTS ARE MET BEFORE VIEWINGS CAN BE ARRANGED.

A beautifully renovated three-bedroom home with garage and off-street parking, situated in the popular village of Pucklechurch.

Brunt & Fussell are delighted to offer to let this completely renovated three-bedroom semi-detached house, which has been finished to a high standard throughout and is available unfurnished.

The property has been thoughtfully redesigned to create a modern and practical home, with the whole of the ground floor providing a fantastic open-plan living space. The open-plan layout creates a bright and sociable area, ideal for both everyday living and entertaining. The ground floor also benefits from a separate WC/utility room. Upstairs, there are three bedrooms, including a generous master bedroom with its own en-suite shower room, together with the main family bathroom. Outside, the property benefits from one allocated off-street parking space and a garage.

The property is situated within the popular village of Pucklechurch, with local amenities, shops, schools and transport links all within easy reach, whilst also providing convenient access towards Bristol, Bath and the

Tenancy Application Terms and Fees

A holding deposit equivalent to one week's rent is required to reserve the property. The property will be marked as reserved once the holding deposit has been received.

A copy of your passport and your share code (if applicable) will be required to enable us to carry out right to rent checks.

The tenancy is subject to satisfactory referencing, Right to Rent checks, and execution of the tenancy agreement.

Following signing of the tenancy agreement and prior to the tenancy commencement date, the successful applicant(s) will be required to pay:

- The first month's rent in advance; and
- A tenancy deposit equivalent to five weeks' rent.

The holding deposit paid will be credited towards the first month's rent.

The tenancy deposit will be protected in a government-approved tenancy deposit protection scheme.

At the end of the tenancy, the deposit will be returned in accordance with the terms of the tenancy agreement and subject to any deductions for unpaid rent, damages, cleaning, or breaches of the tenancy agreement.

Important Notice

Please note that in the event of a potential tenant withdrawing prior to the signing of the tenancy agreement or failing to meet referencing criteria, the holding fee will be retained by Brunt & Fussell.

A copy of our standard tenancy agreement is available on request.

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.