ZEST SALES & LETTINGS

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TO LET

HAMPTON VIEW, BATH

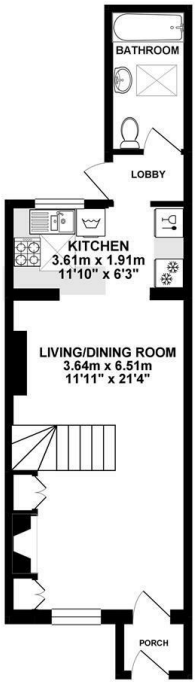
£1,600 PCM

2 BED HOUSE - MID TERRACE, UNFURNISHED

- Spacious Open-plan Living and Dining area
- Offered furnished or unfurnished
- Two Double Bedrooms
- Versatile Loft Room
- Courtyard Garden
- Ample on-street parking available
- Council Tax Band C
- Deposit Alternative Option Available

A beautifully presented three-storey terraced home in the highly desirable Fairfield Park, offering bright open-plan living, two double bedrooms, a versatile loft room and excellent access to local amenities and transport links. Available from 21st May, furnished or unfurnished.

GROUND FLOOR 38.66 sq. m.
(416.15 sq. ft.)



TOTAL FLOOR AREA : 73.67 sq. m. (792.97 sq. ft.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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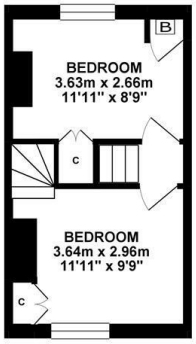
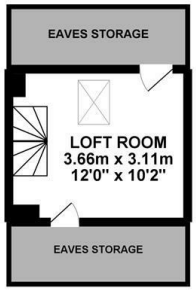
1ST FLOOR 23.66 sq. m.
(254.68 sq. ft.)



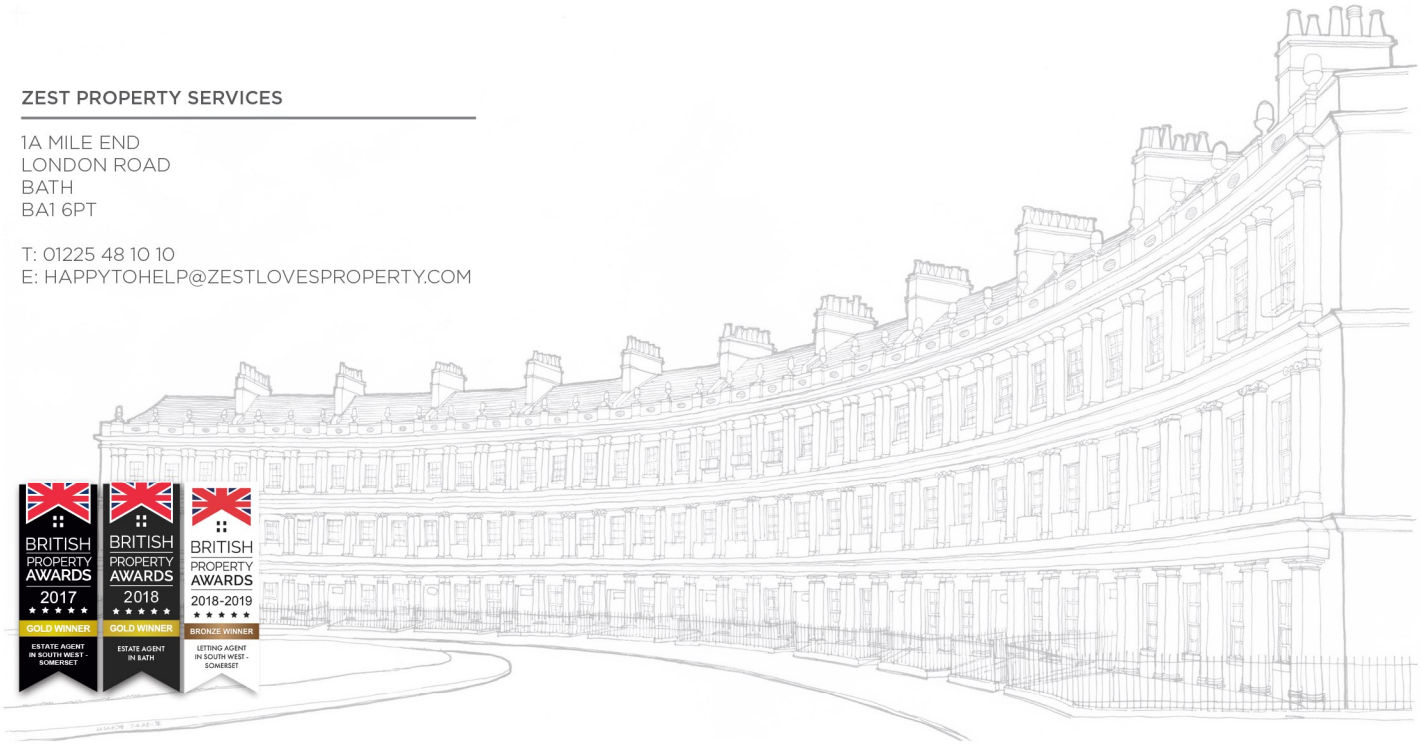
2ND FLOOR 11.35 sq. m.
(122.13 sq. ft.)



APPLICANT GUIDE:

1. View the property or arrange for a representative you trust to view it for you.
2. If you would like to take the property make an offer by completing the "Tenant Application Form" given to you at the time of viewing and either drop off at the office or send a copy via email to happytohelp@zestlovesproperty.com
3. Once your offer has been put forward to the landlord and they have accepted your application you will be required to pay the Holding Fee of 1 weeks rent and complete and submit our Tenant Terms of Business (where you will also be required to upload proof of identity). This then secures the property (only once the holding fee has been paid) and any other viewings will be cancelled. These funds will be deducted from your move in monies (rent) once your application is approved.
4. You will then be passed to our friendly, Zest New Lets team, who will commence your referencing, application and contracts process. Please note, you risk forfeiting your holding deposit if you do not supply the required referencing information within 15 days from the initial request. If you are a Company then a Company Agency Fee will apply of £468. The deposit is usually 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. Please ensure you provide references for employment, previous tenancies and, if self-employed, your latest set of company accounts to hand. If you do not meet the required salary limits (2.5 times the monthly rent) you will require a guarantor who is a UK home owner and able to cover your obligations. Alternatively, you can pay all of the rent in advance.
5. Pay your first month's rent before the start date of your tenancy. Rent is paid monthly at the advertised PCM figure. Bank transfers are accepted, but payment is not cleared until the funds are received into our client account.

ZEST PROPERTY SERVICES

1A MILE END
LONDON ROAD
BATH
BA1 6PT

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