ZEST SALES & LETTINGS

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TO LET



# HANDFORD WAY, BRISTOL

# £1,250 PCM

## 2 BED HOUSE, UNFURNISHED

- Two Bedroom House
- Spacious Lounge/Dining Room
- Fitted Kitchen (White Goods Not Included)
- Garage and additional off street parking space
- Recently redecorated
- Council Tax Band B
- Rear Garden with lawned and patio area
- DEPOSIT ALTERNATIVE AVAILABLE
- Available WIFI: Standard 5Mbps/0.7Mbps Superfast 40Mbps/7Mbps Ultrafast 1000Mbps/100Mbps
- EPC C





A delightful two-bedroom home in the popular area of Longwell Green, offering comfortable living space and excellent links to Bristol and Bath.

DEPOSIT ALTERNATIVE AVAILABLE





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**

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