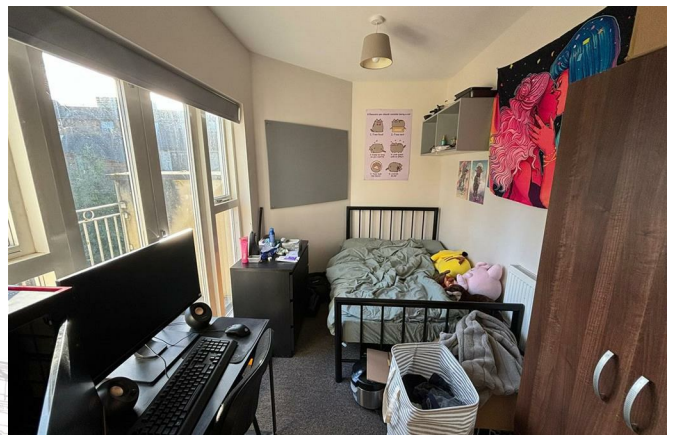
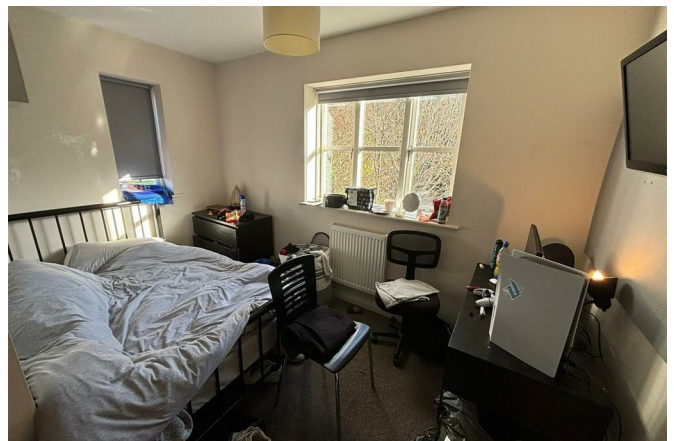




**PULTENEY ROAD, BATH**  
**1 BED FLAT, FURNISHED**

**£910 PER MONTH**

- STUDENT PROPERTY
- Available 26/27 academic year
- 6 Double Bedrooms
- 2 Bathrooms
- Close to city centre
- University bus routes nearby
- September start date

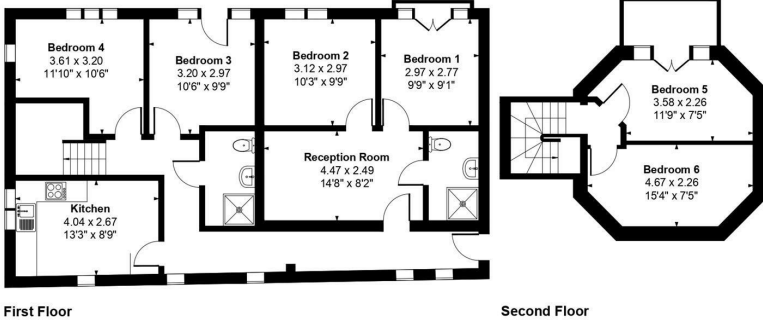


**\*\*STUDENT PROPERTY\*\*** price includes Gas, Water, Electric and Wifi.

We are delighted to offer a 6 bedroom property, situated in the Widcombe area, a short walk to Bath city centre, with a modern open plan kitchen/dining area.

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

**F2, 2 Canal Bridge, Bath, BA2 4FA**  
 Approximate Gross Internal Area  
 Main House = 117 sq m (1263 sq ft)



© Meyer Energy 2024. Drawn to RICS guidelines. Not drawn to scale.  
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
 All measurements and areas are approximate and should not be relied on as a statement of fact.

**nationalcode**  
 The National Code of Standards 2026

This certifies that  
 Zest Property Services - Canal Bridge

are members of the  
**ANUK / Unipol National Code of Standards**  
 for larger student developments [Non - educational establishments]

Signed  
  
 Chair of Committee of Management  
 Valid until 31<sup>st</sup> January 2027

**ANUK** unipol **nus**

**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**

1A MILE END  
 LONDON ROAD  
 BATH  
 BA1 6PT

T: 01225 48 10 10  
 E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM

