

# Lettings-R-Us

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## Bath New Road

, Radstock , Somerset , BA3 3AF

## Rental £895 pcm

1 bedroom Flat / Apartment available 09 July 2025

8 Harris Close, Frome, Somerset,  
BA11 5JY

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**01373 454 188**



### Opening Times

Mon 09.00 - 20.00; Tues 09.00 - 20.00  
Wed 09.00 - 20.00; Thurs 09.00 - 20.00  
Fri 09.00 - 20.00; Sat 09.00 - 20.00;  
Sun 09.00 - 20.00

\* Unfurnished

## Situation

A refurbished one double bedroom first floor apartment situated on the edge of Radstock (Bath side). The property accommodation comprises: Communal entrance, lounge with kitchen area and double bedroom, shower room with shower cubicle, toilet and sink and heated towel rail. The property benefits from double glazing and gas central heating. There is a £195pcm charge on top of the rent for the council tax, gas, broadband, water and sewage (tenant has to pay own electric bill). Available 9th July 2025 EPC- TBC  
**TENANTS:** If you choose to take the tenancy on one of our properties; we will ask you to pay a holding deposit of one week's rent per property. This is taken as a holding deposit to reserve you the Property and will be reimbursed off of the first month's rent, unless you fail the credit checks and referencing and then we will be entitled to deduct and retain from the holding deposit. E.G. If the rent is £850pcm then the holding fee will be £196.15. We will be entitled to deduct and retain from the holding deposit if you decide to withdraw from the tenancy or if you fail your credit checks, provide false or misleading information, fail to provide the documents or evidence requested or fail the right to rent checks; it will be refundable if the landlord decides to withdraw.  
**Property Particulars:** We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is  
Property Ref: inst-5606

All measurements are approximate.

## Further Information

The deposit required is £1,090

The landlord has requested to include There is a £195pcm charge on top of the rent for the council tax, gas, broadband, water and sewage (tenant has to pay own electric bill).

The landlord is willing to rent this home to Employed, Self Employed, Student, Own Means, Retired, Company

The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 360 Months

Creation Date: 30/05/2025

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Lettings-R-Us, 2025. Lettings-R-Us Registered in England No. 5117944