



Dorset Road
Henleaze

£1,500 Monthly
3 Bedroom Terraced House

AVAILABLE NOW

**The
Letting
Game**

Dorset Road

Henleaze

£1,500 Monthly

3 Bedroom Terraced House

- **Unfurnished**
- **EPC RATING C**
- **COUNCIL TAX BAND D**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **CAT FRIENDLY**
- **SOUGHT AFTER LOCATION**
- **WHITE GOODS INCLUDED**
-

DETAILS

An Immaculate three-bedroom Terraced house just off Henleaze Road, offered unfurnished and cat friendly. This is available from the 20th of May.

Amy will be running the viewings at this property, so book yours today.

What's it like?

The property is in a sought-after location just off the popular Henleaze Road. It's a stone's throw from shops, restaurants, and pubs as well as the Durdham Downs. The accommodation briefly comprises of a large kitchen with gas hobs and white goods included, a large living/dining room with floor to ceiling doors in to the garden that flood the room with light and more than enough space for both living and dining furniture, a huge master bedroom with built in wardrobes, a second double bedroom again with built in wardrobe space and a single bedroom that overlooks the garden.

The property also benefits from a low-maintenance back garden, a fridge/freezer, a washing machine, a dishwasher, gas central heating, a downstairs WC, double glazing, a Valliant combination boiler and storage space.

Amy's local highlights:

- Sought-after location
- Close to local schools
- Well presented
- Low-maintenance garden
- Cat friendly

Home truths:

- To be able to rent this property applicants must earn a minimum of 2.5 times the rent.

Property Essentials:

- o Structure Materials – Brick
 - o Electricity supply – Mains
 - o Water supply – Mains
 - o Sewerage – Mains
 - o Heating type – GCH
 - o Broadband – (Source: Ofcom) Standard, Superfast and Ultrafast
 - o Mobile signal – (Source: Ofcom) Limited
 - o Building Safety – No issues reported
 - o Restrictions – None
 - o Rights and Easements – N/a
 - o Flood risk – N/a
 - o Planning Permissions – None
 - o Accessible – No
 - o Coalfield / Mining area – No
- Room measurements stated in this listing are for guidance and may not be accurate.

In accordance with the Tenant Fees Act 2019, we may charge the following fees should the circumstances arise:

- Our re-let fees upon early termination of a tenancy (50% of the rent, deposit protection & inventory cost)
- Tenancy variation cost - £50
- Interest 3% above the Bank of England base rate on

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