



## Novers Park Drive Knowle

£1,600 Monthly  
3 Bedroom Semi Detached House

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**The  
Letting  
Game**

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### Knowle

£1,600 Monthly

3 Bedroom Semi Detached House

#### DETAILS

Three bedroom semi detached house available in Knowle, offered part-furnished and available on 12th May 2025!

Zoe will be running the viewings at this lovely property, so book yours today!

The property is located on Novers Park Drive and is fantastically located for access to amenities within a short walk or drive. The house offers easy access to Parson Street Train Station, in to the City Centre and to Temple Meads and also has a choice of schools nearby.

What's it like:

The house has a spacious living room to the front of the property; a kitchen diner to the rear which is offered with an integrated dishwasher, oven and hob, there is a sunny conservatory just off the kitchen which offers access to the garden, upstairs are three bedrooms, two of which are spacious double rooms whilst the third is a single room / study, lastly is the shower room which has a shower, WC and basin in place.

Zoe's Highlights:

- Ideal for a couple or small family
- Off street parking
- Garden with patio and a shed
- Lovely views

Home Truths:

- Applicants need to earn 2.5 times the rent as a household in order to qualify to rent this property.

Property Essentials:

- o Structure Materials – Brick/Stone

- Part Furnished
- LOCAL AMENITIES NEARBY
- COUNCIL TAX BAND B
- HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT
- IDEAL FOR PROFESSIONAL COUPLE
- EPC RATING D
- GARDEN
- PART-FURNISHED
- OFF STREET ALLOCATED PARKING

- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – GCH
- o Broadband– (Source Ofcom) Standard and Ultrafast
- o Mobile signal – ( Source Ofcom) Likely
- o Building Safety – No
- o Restrictions – No
- o Rights and Easements – No
- o Flood risk – No
- o Planning Permissions – No
- 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 any rent 14 days late, or more
- Bills for the tenancy (council tax, utilities, TV licence, communication services)

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