



**Charfield Road**  
**Southmead**

£1,650 Monthly  
3 Bedroom Semi Detached House

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**The  
Letting  
Game**

## Charfield Road

### Southmead

£1,650 Monthly

3 Bedroom Semi Detached House

#### DETAILS

A well-presented three-bedroom house in Southmead offered unfurnished with white goods and is available from the 29th of April.

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

#### What's it like?

This house is located on Charfield Road and offers easy access to Southmead Hospital, plenty of amenities with a short walk, including David Lloyd Health Club, Aldo, Lidl and a Tesco and regular bus links both in to the City Centre as well as up to Cribbs Causeway Via Filton. The property is also well located for access to Filton's large employers such as Airbus, Rolls Royce and the MOD.

The accommodation briefly comprises an entrance hall at the front of the property, a large living room that leads out to a conservatory at the rear of the house, a spacious kitchen with integrated white goods, and a bathroom with a shower. Upstairs, there are three double bedrooms, one of which has built-in wardrobes. Lastly, the property also offers a garage and has a large garden with a patio and lawn.

#### Zoe's local highlights:

- Close to Southmead Hospital
- Close to Filton
- Plenty of amenities within the area
- Easy access to Bristol City Centre and Cribbs Causeway

#### Home truths:

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

- **Unfurnished**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **COUNCIL TAX BAND B**
- **SELECTION OF SHOPS & RESTAURANTS NEARBY**
- **WHITE GOODS INCLUDED**
- **PRIVATE GARDEN**
- **EPC RATING C**
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- Access to the loft is prohibited

#### 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, 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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