



**Sandy Park Road**  
**Brislington**

£2,500 Monthly  
5 Bedroom Terraced House

**AVAILABLE NOW**

**The  
Letting  
Game**

## Sandy Park Road

### Brislington

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5 Bedroom Terraced House

#### DETAILS

This well-presented, recently refurbished five-double-bedroom, unfurnished terraced house in Brislington is ideal for professional sharers and is available from the 21st of February.

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

#### What's it like?

The property is located on Sandy Park Road, has been recently refurbished to a high standard, and offers an abundance of space and natural light. Downstairs, it consists of an entrance hall, a spacious double bedroom with bay windows, a living room with a small conservatory, and a kitchen with plenty of cupboards and integrated white goods. There is a shower room leading off the kitchen.

Upstairs there are three double bedrooms and a shower-room. The attic also has a double bedroom. Further benefits to the property include a garden, on-road parking, and easy access into The City Centre & into Bath.

#### Zoe's highlights

- Close to The Brislington Retail Park
- Ideal for five professional sharers
- Recently refurbished

#### Home Truths:

- To be able to rent this property applicants must earn a minimum of 2.5 times the rent as a household.
- Access to the loft is not permitted

#### Property Essentials:

- o Structure Materials – Brick

- Unfurnished
- BAY WINDOWS
- COUNCIL TAX BAND B
- EASY ACCESS TO CITY CENTRE
- ENCLOSED REAR GARDEN
- HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT
- EPC RATING D
- WALKING DISTANCE TO GLOUCESTER ROAD
- SHARERS WELCOME

- 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 any rent 14 days late, or more
- Bills for the tenancy (council tax, utilities, TV licence, communication services)

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