



Garnet Street
Southville

£1,600 Monthly
2 Bedroom Terraced House

AVAILABLE NOW

**The
Letting
Game**

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2 Bedroom Terraced House

DETAILS

Ideal for a couple or small family is this well-presented, Two-bedroom terraced house in the popular Southville area, offered unfurnished with white goods and available from the 9th of August.

Amy will be running the viewings on this lovely property so book yours today.

The house is presented to a very high standard and benefits from a large rear extension as well as a modern kitchen and bathroom. It is located in a highly sought-after location within a five-minute walk of North Street and is also within a short walk to Wapping Wharf.

The accommodation briefly comprises of a living room with bay windows and wooden, a kitchen/dining room with a decorative fireplace and white goods, a breakfast room that leads into the garden, two double bedrooms with carpets, a bathroom with a shower over the bath and a low maintenance back garden with two access points.

The property also benefits from a gas central heating system, double glazing, original features, wooden flooring, spot lighting and white goods.

Amy's local highlights

- Ideal location in Southville
- A number of amenities on your doorstep
- Short walk to the Centre

Home Truths:

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

- **Unfurnished**
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- Access to the loft will not be granted

Property Essentials:

- o Structure Materials – Brick/Stone
 - 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 with some providers
 - o Building Safety – No issues
 - o Restrictions – N/a
 - o Rights and Easements – N/a
 - o Flood risk – Very low
 - o Planning Permissions – None noted
 - o Accessible – Not accessible
 - 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)

The logo for 'The Letting Game' is written in a bold, black, stylized font. The word 'The' is at the top, 'Letting' is in the middle, and 'Game' is at the bottom. The letters are thick and blocky, with some overlapping and a slightly irregular, hand-drawn appearance.