



Ilchester Road
Bishopsworth

£1,800 Monthly
4 Bedroom Semi Detached House

AVAILABLE NOW

**The
Letting
Game**

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4 Bedroom Semi Detached House

DETAILS

A pet friendly four double bedroom semi-detached house on Ilchester Road in Bishopsworth, offered unfurnished and available from the 15th of November 2024.

Ben will be conducting the viewings at this property, so book yours today !

What it's like?

The house is in a great location with regular and direct public transport links to central Bristol and also offers easy access to Bristol Airport. The house benefits from a sizeable two storey extension which creates two enormous reception rooms as well as a second bathroom. The accommodation briefly comprises: a large kitchen/dining room with integrated white goods and an American style fridge/freezer, a living area with a feature fire place, four good sized double bedrooms, a shower room, a bathroom, a utility room and back garden with shed space.

Ben's highlights:

- Pet friendly
- Kitchen/dining space
- Separate living space
- Large garden
- Two bathrooms
- Four good sized bedrooms
- Great location

Home Truths:

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

Property Essentials:

- **Unfurnished**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **EPC RATING D**
- **COUNCIL TAX BAND C**
- **IDEAL FOR FAMILIES**
- **LOCAL AMENITIES NEARBY**
- **PETS CONSIDERED**
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- 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, 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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