



Shanklin Drive

Filton

£1,250 Monthly
2 Bedroom Terraced House

AVAILABLE NOW

The Letting Game

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DETAILS

A spacious two double bedroom house available in Filton offered unfurnished and available from the 19th of August 2024.

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

The property is located on Shanklin Drive in Filton offering great access to the blue-chip employers in Filton, Patchway and Stoke Gifford. The property is also in a great location for access to local amenities and regular public transport links across Bristol.

What it's like?

The house offers a good sized living room with a gas effect fire place, an open plan kitchen /diner with patio doors out to a large garden with a garage. Upstairs are two double bedrooms, with the main bedroom benefiting from built in wardrobes and lastly, a bathroom with a shower over the bath. Please note the property includes oven and hob only.

Ben's Local Highlights:

- Off street parking
- Quite cul-de-sac
- Close to Bristol Parkway Station
- Close to blue chip employers in Filton
- Regular public transport links
- Easy motorway access

Home Truths:

- Applicants must earn at least two and half times the rent as a household in order to qualify to rent this property.
- Oven and hob only

- **Unfurnished**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **COUNCIL TAX BAND B**
- **LOCAL AMENITIES NEARBY**
- **OFF STREET ALLOCATED PARKING**
- **PETS CONSIDERED**
- **EPC RATING D**
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Property Essentials:

- o Structure Materials – Solid brick
 - o Electricity supply – Mains
 - o Water supply – Mains
 - o Sewerage – Mains
 - o Heating type – Gas central heating
 - o Broadband– (Source Ofcom) Standard, Superfast and Ultrafast
 - o Mobile signal – (Source Ofcom) Limited indoor coverage with some providers
 - 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

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