



**Wood Mead**  
**Cheswick Village**

£3,500 Monthly  
5 Bedroom House

**AVAILABLE NOW**

**The  
Letting  
Game**

## Wood Mead

### Cheswick Village

£3,500 Monthly  
5 Bedroom House

#### DETAILS

A five-double-bedroom student house in a cul-de-sac in Cheswick Village, offered fully furnished with white goods and available from 22nd July 2024.

#### What's it like?

The house is in a great location within a five minute walk of the UWE campus and also offers access to amenities in Cheswick Village. It also offers great access to amenities in Abbey Wood retail park and good access to motorway links.

The accommodation includes: Downstairs you will find a double bedroom, W/C, a kitchen with modern units and white goods included, a large living room leading out into the back garden, and a garage that comes with a futsal table and darts board! Upstairs there is a large primary bedroom with an ensuite shower room, three good-sized double bedrooms, and a bathroom with a shower over the bath.

The property further benefits from a garage, off-street parking space, and ample on-street parking in the area. Highlights:

- Student property
- Great access to UWE
- Five double bedroom
- Close to amenities
- One ensuite room
- Dishwasher and tumble drier included
- Off street parking for one car
- Two minutes from Stoke Park Estate
- Bathroom and additional WC

Home Truths

- **Furnished**
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- **LOCAL AMENITIES NEARBY**
- **GARAGE INCLUDED**
- **OFF STREET ALLOCATED PARKING**
- **WHITE GOODS INCLUDED**
- **WALKING DISTANCE TO UWE**
- **SOUGHT AFTER LOCATION**
- **PLENTY OF AMENITIES NEARBY**

- Only student tenants will be considered for this property
- Students are to provide a UK-based guarantor
- The use of any loft space will not be permitted

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 license, communication services)

We may withhold your holding deposit should the tenancy not proceed for the following reasons:

- You withdraw from the tenancy
- Failure of a Right-to-Rent check
- You provide false or misleading information
- You fail to sign your tenancy agreement within 15 calendar days

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