



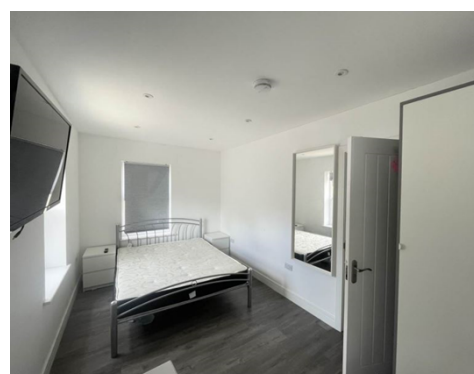
# THE PROPERTY OUTLET

LETTINGS | PROPERTY MANAGEMENT | SALES | MORTGAGES | INSURANCES | CONVEYANCING

Harry Stoke Road, Stoke Gifford, Bristol, South Gloucestershire, BS34 8QH

**£800 PCM**

**TO LET**



- 1 Bedroom House Share
- Furnished
- Gas Central Heating
- Double Glazing
- Washing Machine
- Gas Hob/Electric Oven
- Council Tax Band:

- Tumble Dryer
- Fridge/Freezer x 2
- Bills Included
- Well Presented
  
- Available Now



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### Description:

\*AVAILABLE 01/06/2024\*

HOUSE SHARE!

FULLY FURNISHED GROUND FLOOR ROOM WITH AN EN/SUITE SHOWER ROOM & W/C.

The Property Outlet are delighted to offer to the rental market these FANTASTIC ROOMS in a WELL PRESENTED SEVEN BEDROOM HOME that would be suitable for STUDENTS or PROFESSIONALS for sole occupancy only. The accommodation comprises ENTRANCE HALL, LARGE FITTED KITCHEN & an OPEN PLAN LIVING/DINING ROOM. WHITE GOODS INCLUDE a FRIDGE/FREEZER x2, WASHING MACHINE X2, TUMBLE DRYER X2, GAS HOB/ELECTRIC OVEN and a DISHWASHER. With local companies such as UWE, Airbus, the MOD & Rolls Royce nearby. the property is in the perfect area in STOKE GIFFORD for access to good TRANSPORT CONNECTIONS. Sorry no pets. ALL BILLS INCLUDED WITHIN THE MONTHLY RENT.

Holding Deposit £184.61

### Accommodation:

- Entrance Hallway
- Double Bedroom
- En/Suite Shower Room & W/c
- Communal Kitchen
- Communal Living/Dining Room
- Outside
- Rear Garden
- Off Road Parking

### Security Deposit:

£923.02

### Tenancy Length:

The landlord is willing to rent the property for a minimum of 6 Months.

### The Property Outlet

52 Filton Road, Horfield, BS7 0PB  
[lettings@thepropertyoutlet.com](mailto:lettings@thepropertyoutlet.com)

# 0117 935 45 65

### Reserving A Property:

If you view a property with us that you would like to reserve, you will need to pay a Holding Deposit of one week's rent. This reserves the property whilst your application is being processed.

Please Note: Your Holding Deposit will be withheld if you change your mind, or any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). Your Holding Deposit will only be repaid to you, should the landlord decline your initial request to reserve the property or if the landlord withdraws from the let before the Deadline for Agreement.

Your Holding Deposit will be used to contribute towards your first month's rent. The remainder of the first month's rent & your Damage Deposit will need to be paid to us 5 DAYS BEFORE the tenancy start date.

### Fees:

You will receive Your Holding Deposit Explained document for you to sign before you reserve a property, along with a copy of the Tenancy Agreement. When you have paid a Holding Deposit, you will be given our Holding Deposit Contract Tenant Information Sheet which lists our Tenant Fee Schedule of Permitted Fees, details everything which will become payable before, during and after the tenancy. This will include confirmation of the agreed rent and the deposit.

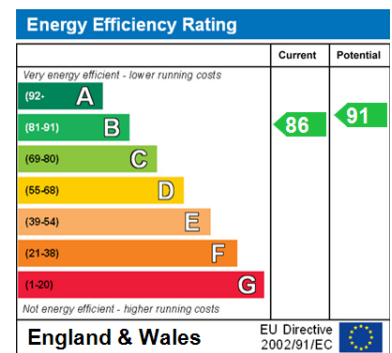
For any other information about our fees, please contact our office.

### Disclaimer:

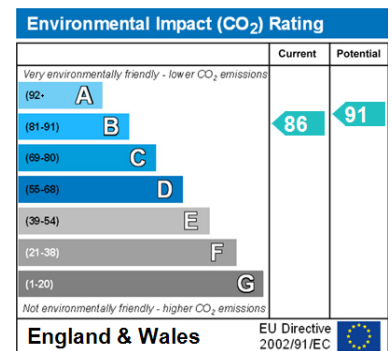
The Property Outlet take every step to ensure that the description of properties are accurate, however these are intended only as a guide & tenants must satisfy themselves by inspection. Any services, systems & appliances listed in the specification have not been tested by us & no guarantee as to their operating ability or efficiency is given. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

### Energy Performance Certificate:

This home's performance is rated in terms of the energy use per square metre of floor area. Energy efficiency based on fuel costs & environment impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is & the lower the fuel bills will be.



### Opening Times

- Monday 09.00 - 18.00
- Tuesday 09.00 - 18.00
- Wednesday 09.00 - 18.00
- Thursday 09.00 - 18.00
- Friday 09.00 - 18.00
- Saturday 09.00 - 16.00
- Sunday Closed

For All Your Property Needs – Lettings – Property Management – Sales – Mortgages – Insurances.

Since 2006, We Have Been Successfully Letting & Selling Properties All Over Bristol, South Gloucestershire & North Somerset

THE PROPERTY OUTLET LIMITED | 52 FILTON ROAD, HORFIELD, BRISTOL, BS7 0PB | 0117 935 45 65