



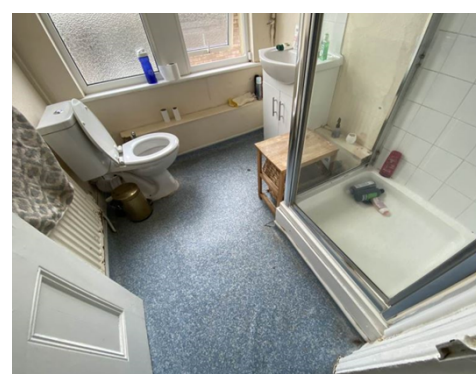
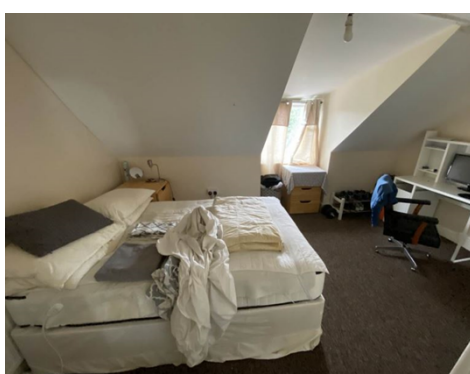
# THE PROPERTY OUTLET

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

Gloucester Road North, Filton Park, Bristol, South Gloucestershire, BS7 0SN

**£650 PCM**

**TO LET**



- 1 Bedroom House Share
- Available 02 September 2024
- Furnished
- STUDENT HOUSE
- Bills Included

- Gas Central Heating
- Double Glazing
- Fridge/Freezer x 2
- Washing Machine
- Gas Hob/Electric Oven

## Description:

\* AVAILABLE 02.09.2024 \*

FULLY FURNISHED STUDENT DOUBLE ROOM!  
The Property Outlet are delighted to offer to the rental market these FANTASTIC ROOMS in a TEN BEDROOM PROPERTY. The accommodation comprises LARGE ENTRANCE HALLWAY, CLOAKROOM/WC, SHOWER ROOM & W/C, REFITTED KITCHEN, COMMUNAL LIVING ROOM & FUTHER SHOWER ROOM & W/C. Offered FURNISHED with ALL BILLS INCLUDED @ an EXTRA £125.00 PER MONTH. WHITE GOODS that INCLUDED FRIDGE/FREEZERx2, GAS HOB/ELECTRIC OVEN & a WASHING MACHINE. Benefits include GAS CENTRAL HEATING, DOUBLE GLAZING, LARGE REAR GARDEN & OFF ROAD PARKING. . This PROPERTY is situated within FILTON PARK with good access to the UWE, local amenities & transport connections. Sorry no pets.

Holding Deposit £150.00

## Accommodation:

Entrance Hallway  
Communal Living Room  
Kitchen Area  
Double Bedroom  
Bath/Shower Room & W/c  
Outside  
Communal Rear Garden

## Security Deposit:

£750.00

## Tenancy Length:

The landlord is willing to rent the property for a minimum of 10 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.

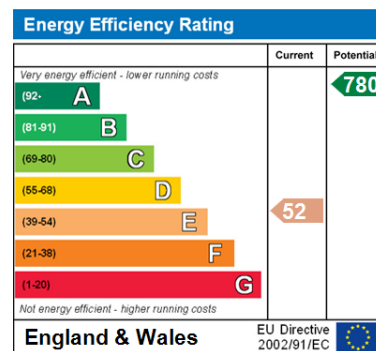
For any other information about our fees, please contact our office.

## Disclaimer:

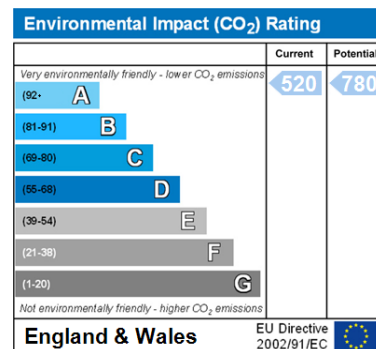
The Property Outlet take every step to ensure that the description of properties are accurate, however these are intended only as a guide & tenants must satisfy themselves by inspection. Any services, systems & appliances listed in the specification have not been tested by us & no guarantee as to their 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