



**MIDSUMMER BUILDINGS, BATH  
2 BED HOUSE, UNFURNISHED**

**£1,450 PCM**

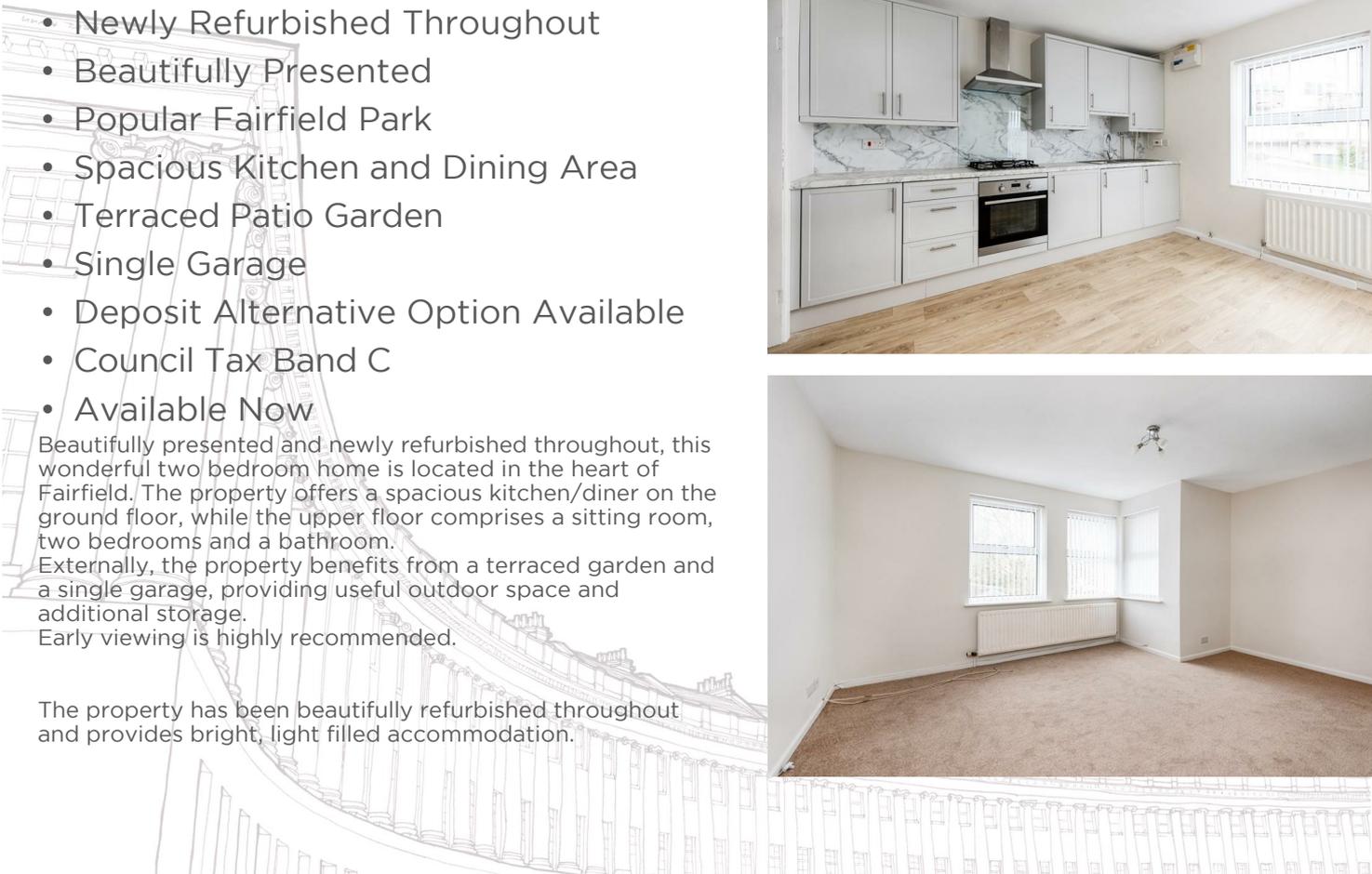
- Wonderful Two Bedroom Home
- Newly Refurbished Throughout
- Beautifully Presented
- Popular Fairfield Park
- Spacious Kitchen and Dining Area
- Terraced Patio Garden
- Single Garage
- Deposit Alternative Option Available
- Council Tax Band C
- Available Now

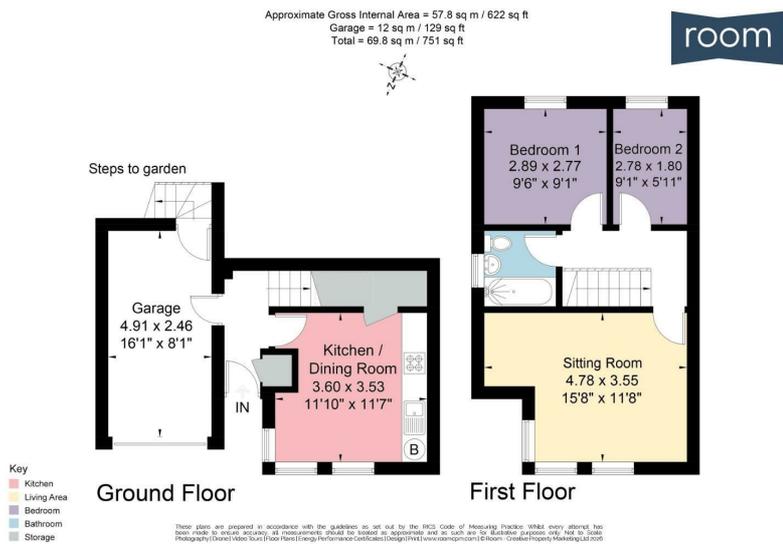
Beautifully presented and newly refurbished throughout, this wonderful two bedroom home is located in the heart of Fairfield. The property offers a spacious kitchen/diner on the ground floor, while the upper floor comprises a sitting room, two bedrooms and a bathroom.

Externally, the property benefits from a terraced garden and a single garage, providing useful outdoor space and additional storage.

Early viewing is highly recommended.

The property has been beautifully refurbished throughout and provides bright, light filled accommodation.





**APPLICANT GUIDE:**

1. View the property or arrange for a representative you trust to view it for you.
2. If you would like to take the property make an offer by completing the "Tenant Application Form" given to you at the time of viewing and either drop off at the office or send a copy via email to [happytohelp@zestlovesproperty.com](mailto:happytohelp@zestlovesproperty.com)
3. Once your offer has been put forward to the landlord and they have accepted your application you will be required to pay the Holding Fee of 1 weeks rent and complete and submit our Tenant Terms of Business (where you will also be required to upload proof of identity). This then secures the property (only once the holding fee has been paid) and any other viewings will be cancelled. These funds will be deducted from your move in monies (rent) once your application is approved.
4. You will then be passed to our friendly, Zest New Lets team, who will commence your referencing, application and contracts process. Please note, you risk forfeiting your holding deposit if you do not supply the required referencing information within 15 days from the initial request. If you are a Company then a Company Agency Fee will apply of £468. The deposit is usually equal to five week's rent. Deposits are protected with the Deposit Protection Service (DPS) and must be paid by the applicant and not a third party. Please ensure you provide references for employment, previous tenancies and, if self-employed, your latest set of company accounts to hand. If you do not meet the required salary limits (2.5 times the monthly rent) you will require a guarantor who is a UK home owner and able to cover your obligations. Alternatively, you can pay all of the rent in advance.
5. Pay your first month's rent before the start date of your tenancy. Rent is paid monthly at the advertised PCM figure. Bank transfers are accepted, but payment is not cleared until the funds are received into our client account.

**ZEST PROPERTY SERVICES**

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