



HAMPTON VIEW, BATH

2 BED HOUSE, UNFURNISHED

£1,400

- Terraced House
- 2 Bedrooms
- Open Plan Lounge/ Dining area
- Newly Redecorated Throughout
- Rear Courtyard
- Larkhall Location
- On Street Parking
- Council Tax Band C
- AVAILABLE NOW

ZEST are delighted to bring to the market this lovely two-bedroom home, located in the ever-popular area of Larkhall.

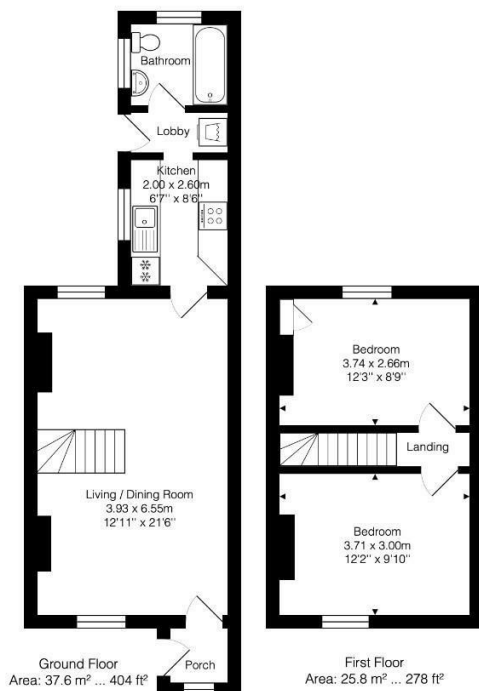
The accommodation comprises an entrance porch leading into a light and spacious living/dining area, newly fitted with brand-new carpets. This flows through to a modern, well-presented kitchen offering ample storage space. The main bathroom is located on the ground floor and is a generous size, featuring a shower over the bath.

Upstairs, the property offers two well-proportioned double bedrooms, both benefiting from new carpets and built-in storage. The home has undergone full redecoration throughout.

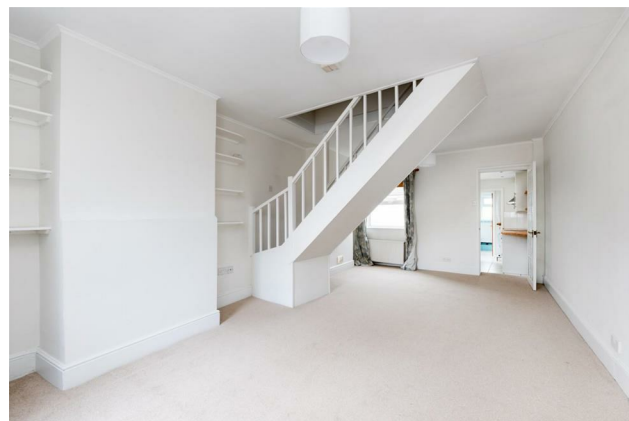
Externally, the property features small front and rear courtyard gardens, along with ample on-street parking.

Available now.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
 This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
 Area includes internal and external wall thickness
www.energyassessmentservices.co.uk



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
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

1A MILE END
 LONDON ROAD
 BATH
 BA1 6PT

T: 01225 48 10 10
 E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM

