



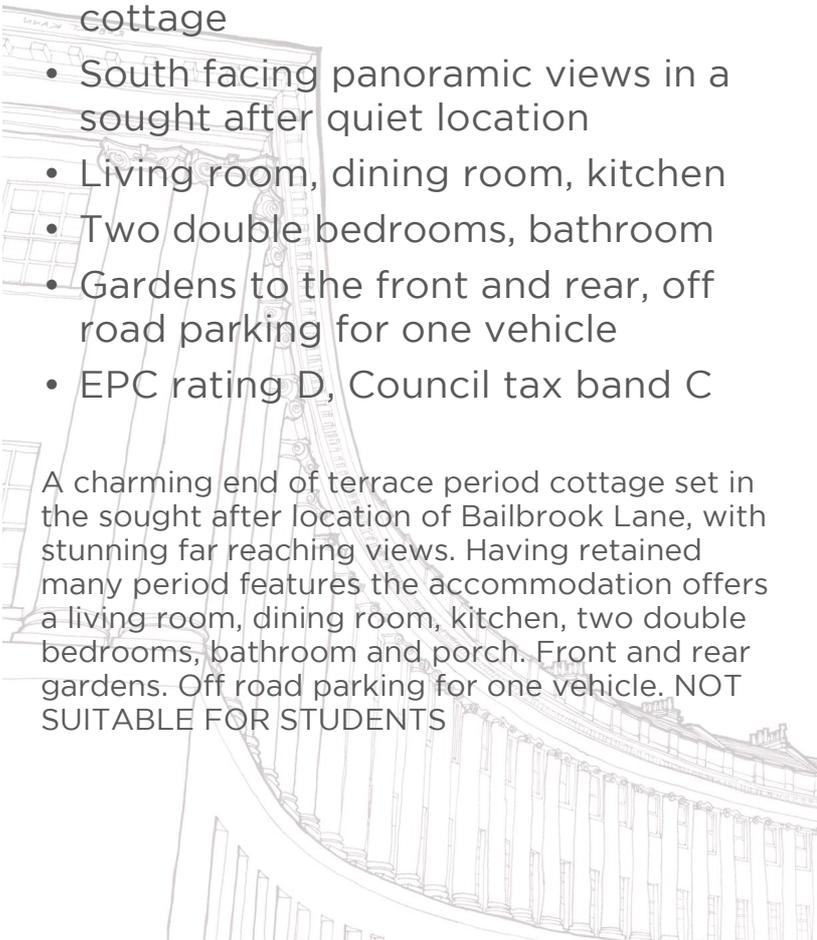
BAILBROOK LANE, BATH
2 BED COTTAGE, UNFURNISHED

£1,750 PCM

- A beautifully presented period cottage
- South facing panoramic views in a sought after quiet location
- Living room, dining room, kitchen
- Two double bedrooms, bathroom
- Gardens to the front and rear, off road parking for one vehicle
- EPC rating D, Council tax band C



A charming end of terrace period cottage set in the sought after location of Bailbrook Lane, with stunning far reaching views. Having retained many period features the accommodation offers a living room, dining room, kitchen, two double bedrooms, bathroom and porch. Front and rear gardens. Off road parking for one vehicle. NOT SUITABLE FOR STUDENTS



77 Ballbrook Lane, Bath BA1 7AL
 Approx. Gross Internal Area
 809 sq ft - 75 sq m



First Floor



Ground Floor

KEY
 Kitchen
 Living Area
 Bedroom
 Bathroom
 Storage



Zest, 1a Mile End, London Road, Bath, BA1 6PT
 happytohelp@zestlovesproperty.com
 01225 481010

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

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 LONDON ROAD
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