ZEST SALES & LETTINGS

01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

TO LET



HIGHLAND ROAD, BATH

£1,745 PCM

2 BED HOUSE, FURNISHED

- STUDENT PROPERTY
- Available 27/28 academic year
- 2 Double Bedrooms
- 1 Bathroom
- Free on street parking (subject to availability)
- Internet: Standard 19Mbps/0.6Mbps Superfast 80Mbps/20Mbps Ultrafast 1000Mps/100Mps





STUDENT PROPERTY ** RENT PRICE INCLUDES FREE CONTENTS INSURANCE INCLUDING ACCIDENTAL DAMAGE FOR ALL LAPTOPS AND IPADS**

We are delighted to offer a spacious 2 bedroom property, situated in the popular Twerton area, with ample living accommodation, 1 bathroom, and private rear garden. Free on street parking.

35 Highland Road, Bath, BA2 1DY

Approximate Gross Internal Area = 64.9 sq m / 698 sq ft



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2023





STUDENT APPLICANT GUIDE

If you would like to make an offer on a property please do so as soon as possible, we work on a first come first served basis in reserving student properties. If you have any questions, please call the Zest office selecting option 2, we would be happy to help. To make an offer, you will need to complete the below 2 steps in the following order

1. Send through an enquiry or call us to receive a link to the "STUDENT APPLICATION FORM". Please only submit this form if you are serious about proceeding to let the property. All students are required to have their own UK based guarantor, be able to pay the full term up front OR use a guarantor scheme for your application to be considered.
2. Pay the holding deposit, equivalent to one week's rent. This is not a fee, and the amount paid, upon successful completion of tenant/guarantor referencing and signing of the tenancy agreement will contribute towards your first month's rent and security deposit.

Upon receipt of your application and holding deposit, we will take the property off the market. You will have 15 days to complete your referencing and sign the AST to secure the property. Failure to complete all steps within this time-period may result in the property going back onto the market and your holding deposit may be retained.
Feel free to visit our website to search for other student properties by area, beds or price and create a shortlist to easily share with your friends. Don't forget!: All Zest student properties are offered in partnership with Unihomes, a bills inclusive package to include gas electric, water, TV license and internet for an additional set monthly fee.

ZEST PROPERTY SERVICES

1A MILE END
LONDON ROAD
BATH
BA1 6PT

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BEST ESTATE AGENT GUIDE 2025 : EXCEPTIONAL LETTINGS

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