

# Valley Property Managers

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33 Withies Way

Midsomer Norton

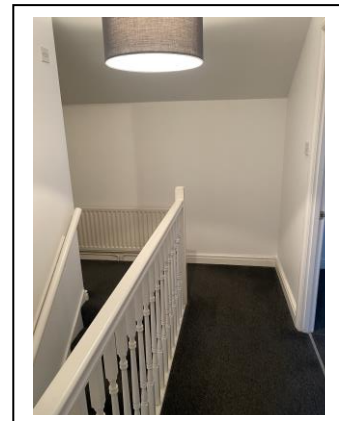
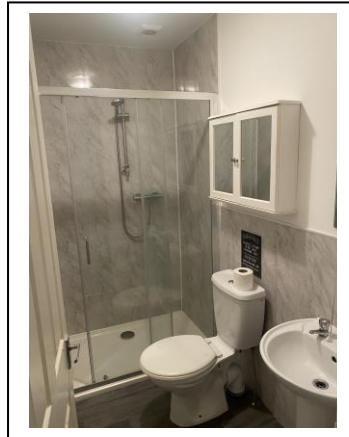
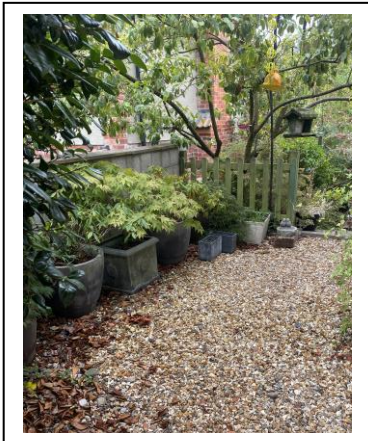
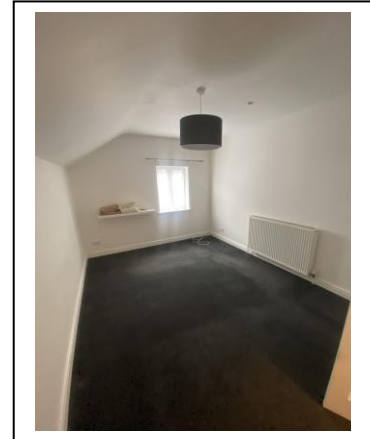
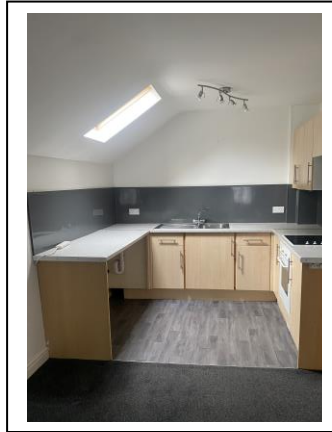
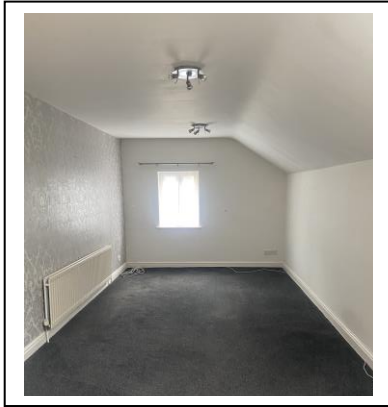
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**Property to Let: - The Flat, Jaycee, High Street, Pensford, Bristol BS39 4HN**

**1 Bedroom £900 - per month**



## Property details

The property is in Pensford on the A37, which is situated 7 miles south of Bristol 9 miles east of Bath and 13 miles north of Wells. Pensford is on the main bus route into Bristol and Wells and has good access to Bath. Bristol International Airport is only 20 minutes away.

This is a self-contained large modern one bedroom property with spacious lounge and kitchen area, separate bedroom and bathroom leading off the landing. The total area is 46m<sup>2</sup>. The fitted kitchen has a built in electric oven and hob. The bathroom is fitted with a shower unit and mains plumbed shower, wash basin and toilet.

Important features of this property are:

- Free central heating
- Free hot water
- Own separate entrance
- Small garden

The property has a large floor area of 46m<sup>2</sup> / 495ft<sup>2</sup>, approximate room sizes are: -

<u>Lounge</u>	5.50m x 3.00m
<u>Kitchen</u>	3.00m x 2.00m Open plan to lounge
<u>Bedroom</u>	4.50m x 3.00m
<u>Bathroom</u>	2.3m x 1.25m
<u>Landing</u>	3.00m x 1.00m + 2.00m x 1.00m

### Other features

- Fitted carpets in the lounge, landing and bedroom.
- Vinyl flooring in the kitchen and bathroom.
- Fully double glazed
- Full central heating (Free)
- Close to local amenities
- Council tax band A
- Energy performance D63

This property is ideal for a professional couple or a single person.

## **Application for tenancy**

- ❖ Application form to be completed by each tenant, which authorises references and credit checks;
- ❖ Monthly rent: £900 per calendar month paid by standing order;
- ❖ Deposit: £900 paid into statutory scheme;
- ❖ No Pets
- ❖ No smoking is allowed in the property;
- ❖ Tenant is responsible for the following:-
  - Council Tax                                      Band    A
  - Electricity (Pay meter)
  - Water and sewerage
  - Telephone, if required
  - Personal contents insurance, at tenant's own discretion

To reserve the property, a holding deposit of £200 will be required, which will be deducted from the first month's rent. This will be refunded in the event that the landlord decides not to go forward with the tenancy but it will not be refunded if the tenant decides not to go forward with the tenancy.