# Valley Property Managers

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## Property to Let: -The Cottage, 47 High Street, Chew Magna, Bristol, BS40 8PR

## 2 bedroom cottage £945 - per month No fees





















## **Property details**

The Cottage is in the village of Chew Magna in the heart of the Chew Valley. It is twenty minutes (or 9 miles) south of Bristol city centre and forty minute drive to the cities of Bath and Wells. Bristol International Airport is only ten minutes away.

This is a 2 bedroom cottage with self-contained garden. The property has recently been refurbished and a new modern kitchen installed with built in electric oven, hob and extractor, built in fridge freezer and built in washing machine

#### **Important features of this property are:**

### Free water utility bills (not hot water)

Gas central heating and hot water.
Built in automatic washing machine
Built in electric oven, ceramic hob and extractor unit.
Built in fridge freezer.

The property is unfurnished.

The, approximate room sizes are: -

Lounge 5.50m x 3.30m

Kitchen 3.45m x 2.65m

Bathroom 2.7m x 1.90m

Bedroom 1 3.10m x 2.70m

Bedroom 2 3.10m x 2.70m

#### Other features

Wooden feature flooring throughout. Fully double glazed Council tax band B Energy efficiency rating D61

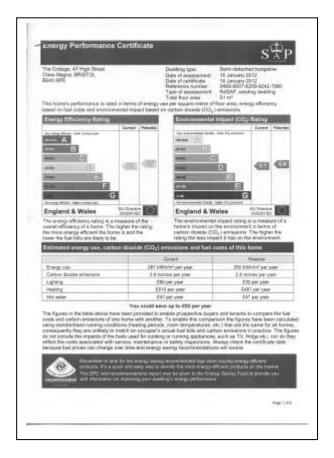
This property is ideal for a single person or a couple.











## **Application for tenancy**

- Application form to be completed by each tenant, which authorises references and credit checks;
- ❖ Tenancy Agreement, references and credit checks £175 for a single applicant or £120 per applicant for two or more;
- ❖ Monthly rent: £945 per calendar month paid by standing order;
- Deposit: £945 paid into statutory scheme;
- ❖ No smoking is allowed in the property;
- Tenant is responsible for the following:-
  - Council Tax
     Band B
  - Electricity
  - Gas
  - Telephone, if required
  - Personal contents insurance, at tenant's own discretion









To reserve the property, a holding fee 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.







