

Valley Property Managers

www.valleypropertymanagers.co.uk

148 High Street

Pensford

Bristol

BS39 4BH

Tel: 01761 490777

Email: info@valleypropertymanagers.co.uk

Property to Let: -Valley View, Blackrock Lane, Publow, Bristol, BS39 4JA

Fully furnished 1 bedroom Barn conversion £950 - per month Inc council tax and utility bills.





Property details

The property is in a beautiful location close to Publow in the Chew Valley. It is twenty minutes south of Bristol city centre and thirty minute drive to the cities of Bath and Wells. Bristol International Airport is only ten minutes away.

This is a 1 bedroom luxury barn conversion with outside space and parking for 2 vehicles. The conversion carried out in the last 5 years has been done to a very high standard. The modern kitchen includes a built in electric oven, hob and extractor, built in fridge freezer.

Important features of this property are:

Free council tax and all utility bills including hot water.

Fully furnished.
Free unlimited Wi-fi
Under floor heating throughout.
Burglar alarm.
Parking for 2 vehicles
Stunning view across the valley.
Outside space.

The property is suitable for a couple or professional person.

The, approximate room sizes are: -



| | |
|-------------------------|---------------|
| <u>Lounge/Kitchen</u> | 5.18m x 4.57m |
| <u>Bedroom</u> | 5.18m x 3.20m |
| <u>Walk in wardrobe</u> | 2.0m x 0.85m |
| <u>Bathroom</u> | 1.83m x 1.70m |
| <u>Entrance hall</u> | 3.05m x 1.22m |

Application for tenancy

- ❖ Application form to be completed by each tenant, which authorises references and credit checks;
- ❖ Monthly rent: £950 per calendar month paid by standing order;
- ❖ Deposit: £950 paid into statutory scheme;
- ❖ No smoking is allowed in the property;
- ❖ No Pets;

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.

