

141 High Street  
Staple Hill  
Bristol  
BS16 5HQ

**Brunt & Fussell**

t: 01179566004  
e: [info@bruntandfussell.co.uk](mailto:info@bruntandfussell.co.uk)  
[www.bruntandfussell.co.uk](http://www.bruntandfussell.co.uk)

**7 James Close, Staple Hill, Bristol., BS16 4TQ**

**£1,325 PCM**



**\*\*PLEASE DO NOT CALL TO BOOK AN APPOINTMENT. ALL ENQUIRIES MUST BE SUBMITTED VIA THE RIGHTMOVE ENQUIRY FORM, INCLUDING THE NAME AND DETAILS OF THE PROSPECTIVE TENANT(S), ALONG WITH EMPLOYMENT INFORMATION AND SALARIES. THIS IS REQUIRED TO HELP US ENSURE REFERENCING REQUIREMENTS ARE MET BEFORE VIEWINGS CAN BE ARRANGED\*\*.**

**Available Now!** This three-bedroom mid-terrace property has been recently redecorated throughout and benefits from a newly fitted kitchen and bathroom. The accommodation comprises a hallway, lounge, newly fitted kitchen, and an office/store room on the ground floor. Upstairs, there are three well-proportioned bedrooms and a modern, newly fitted bathroom. Externally, the property offers a low-maintenance garden. Conveniently located within walking distance of Staple High Street, the property benefits from easy access to a wide range of local amenities. In our opinion, this property would be ideally suited to a couple working from home or a young family. Council Tax band B. Energy Rating D.

**\*PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR\***

## **Tenancy Application Terms and Fees**

The Initial assured shorthold tenancy is for a fixed twelve month period unless otherwise agreed.

A holding fee of 1 weeks rent is payable to reserve the property.

The property will only be reserved when the above fee has  
been paid.

A copy of your passport or your share code will be required to enable us to carry out right to rent checks.

The tenancy will only commence upon completion of satisfactory references.

The tenant/s will pay;

- (a) One calendar months rent in advance Minus holding fee already paid when property reserved
- (b) 5 weeks rent as a secure deposit

The above payments must be received as cleared funds before the agreed move in date.

The Deposit is only returnable upon a satisfactory check out  
at the end of the tenancy and the approval of the landlord.

### **Important Notice**

Please note that in the event of a potential tenant withdrawing prior to the signing of the tenancy agreement or failing to meet referencing criteria, the holding fee will be retained by Brunt & Fussell.

A copy of our standard tenancy agreement is available on request.

#### **MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.