



**01454 326846**  
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**ST ANDREWS ROAD, AVONMOUTH, BRISTOL,  
BS11 9ET**

**£700 PCM**

**AVAILABLE SEPTEMBER 2024!**

A fully furnished double room within a shared house in Avonmouth including all bills which is currently being redecorated.

(Please note the picture of the room is not the actual room but of one similar)

AVAILABLE SEPTEMBER 2024!

A fully furnished double room within a shared house in Avonmouth with all bills included which is currently being redecorated. (Please note the picture of the room is not the actual room but of one similar)

No couples or pets

£700.00 per month

£805.00 deposit held with the DPS

What's included within the rent:

Electric, gas (where applicable), council tax, water, tv licence & internet

White goods (communal use):

Large fridge/freezer, oven & hob, washing machine, microwave, kettle & toaster

General furniture:

Sofa (where applicable), dining table & chairs (where applicable) & tv for lounge area

Bedrooms:

Bed, desk/drawers, wardrobe (built in where applicable), lamp shades & curtains

Safety:

Smoke alarms, CO alarms (where applicable) & fire blankets

Non permitted items:

Additional fridge/freezers, tumble dryers, electric heaters, overloaded extension leads, storage of bikes inside the property (items will be removed from the property within 24 hours of notice, charges will apply)

Housekeeping:

Cleaning of communal areas every 2 weeks and bedrooms hoovered (if requested)

Maintenance:

Report-It systems via our website (available 24hrs)

In house maintenance team

Gardening (Mar-Oct)

Inspections:

Communal area are inspected weekly/fortnightly, room inspection every 6 months, for new tenancies it will be 6 weeks after moving in and any follow up inspections will be required within 2 weeks.

Permitted Payments:

1. A "Holding Deposit of £160.00 equivalent to 1 weeks rent will be required to secure the interest in this property. This amount is non refundable should you withdraw from the application or submit false information on your application from.

2. A "Deposit" of £805.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.

3. Pets are not permitted

4. A Payment of £50.00 will be due if you want to change the tenancy agreement

5. Payment of interest for the late payment of rent at a rate of 3% above the Bank of England's interest base rate

6. Payment of £5.00 per key for the reasonably incurred costs for the loss of keys.

7. Costs for Security Keys & devices are subject to the manufacturer so we are unable to give exact costs until requested.

8. Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

Tenant Protection:

Farringtons is a member of Money Shield which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on our website or by contacting us directly.

Deposit: £805

Holding Deposit: £160



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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.